NORTH

POST ROAD

BUILDING SETBACK LINE

100'± PROPOSED ADDITION 156 SF± WITHIN SETBACK

EXS. DECK

EXS. 34'x4' PORCH

APPROX LEACH FIELD

EXISTING TOWN WATER

APPROX EXISTING DRIVEWAY

EXISTING SINGLE FAMILY HOME 24'x42'

PROPOSED GARAGE ADDITION

PROPOSED GARAGE

DRIVEWAY

BLDG SETBACK

SEPTIC SYSTEM

WELL

AREA FOR SEPTIC SYSTEM

EXISTING TOWN WATER SERVICE

LOT COR

CONC BOUND

IRON PIN

DRILL HOLE

TREE/LN

SHUTOFF @ LOT COR ???

N/F DOBROV REVOCABLE TRUST, KEN DOBROV TRUSTEE AND CHERYL DOBROV REVOCABLE TRUST, CHERYL DOBROV TRUSTEE
10032 SORRENTO CIR. #213
NAPLES, FL 34120
TAX MAP 8 LOT 140

N/F PATRICK & SHANNON CONNOLLY
1 POST ROAD
NORTH HAMP, NH 03862
TAX MAP 8 LOT 58

N/F FRANCIS A FERRARO REVOCABLE TRUST OF 2005 AND GAIL E FERRARO REVOCABLE TRUST
GAIL E FERRARO TEE
1 FRANCIS A FERRARO TEE
5 POST ROAD
NORTH HAMP, NH 03862
TAX MAP 8 LOT 56

N/F JOHN F & MARIE O COUGHLIN
5 GARRETT DRIVE
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 113

N/F JOHN F & MARIE O. COUGHLIN
79 SOUTH ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 111

N/F KAREN L BADGERROW
56 POST ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 124

S44°21'10"W 228.77'

6.6210

N25°25'25"W 115.09'

0.6823

N44°44'58"E 86.38'

N43°44'58"E 65.34'

N41°42'30"W 65.34'

N14°13'30"W 119.88'

611.40'

S13°22'09"E 148.73'

N14°26'19"W 119.83'

S71°39'17"W 150.00'

S71°37'40"W 147.00'

S11°10'40"E 594.35'

N15°00'25"W 120.00'

N09°50'46"W 152.00'

S12°29'53"E 581.72'

S13°37'04"E 114.83'

S13°32'36"E 174.93'

S46°40'40"W 398.58'

S46°34'28"W 190.27'

S48°21'26"W 188.08'

S60°47'48"W 83.80'

S11°56'50"E 199.87'

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Command= 210-
Point#, Start#-End# or G#= 1-557

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-28-2025				15:40:08			D:...\BMHOME22
		100.00	NAIL A	1	4880.7303	6768.6578	
		102.66	NAIL B	2	4781.8441	6658.2644	
		102.66	NAIL B	100	4781.8174	6658.2346	
		100.59	SPIKE	101	5043.1979	6771.7182	
		100.70	SPIKE	102	4994.2888	6799.9607	
		100.63	WSO	103	4987.0563	6737.2270	
		101.02	WSO	104	4984.3120	6733.2331	
		99.89	AT UP	105	4868.5990	6773.4796	
		99.32	WSO BLU	106	4864.6923	6765.3332	
		99.69	AT HYD	107	4839.1174	6777.3922	
		99.07	HUB	108	4817.8381	6776.1634	
		99.20	END FNC	109	4811.8936	6779.4612	
		98.33	WSO?	110	4663.9366	6809.9807	
		97.92	DH	111	4440.4468	6859.2018	
		99.46	WSO	112	4732.7468	6796.5007	
		99.57	IP/IN TO	113	4798.7469	6841.3359	
		102.63	HUB ZERO	114	4781.8062	6658.2706	
		102.16	G	115	4801.0477	6669.2619	
		103.33	BC ANGL	116	4822.4600	6676.9516	
		103.26	BC DIST	117	4822.1567	6676.9758	
		103.24	CONC LAN	118	4847.6577	6674.0409	
		105.68	FF	119	4850.3280	6668.9313	
		103.19	EP/BOT S	120	4854.2942	6672.2442	
		101.17	SHRUB	121	4853.7559	6705.9320	
		101.59	EP	122	4861.3947	6696.2228	
		100.66	EP	123	4867.3561	6719.0001	
		99.98	EP	124	4874.2585	6744.0593	
		99.71	G	125	4841.4164	6752.3042	
		99.37	G/FNC LI	126	4804.7503	6753.6918	
		99.29	FNC STAR	127	4798.2272	6728.9074	
		99.59	G	128	4830.2615	6726.6875	
		100.81	G	129	4815.4582	6699.3692	
		100.43	AT FNC	130	4789.1868	6694.0484	
		103.38	BC ANG	131	4863.1591	6665.6369	
		103.47	BC DIST	132	4863.3996	6665.4779	
		100.26	EP	133	4881.3785	6729.3902	
		100.95	EP/PI	134	4873.4824	6702.4488	
		101.65	EP/ANG	135	4876.6097	6686.0882	
		103.00	EP/CNR	136	4872.0273	6668.4554	
		105.12	EP/CNR A	137	4878.6826	6618.0960	
		105.62	EP/CNR A	138	4870.0356	6601.0697	
		105.27	BC/AB	139	4886.8576	6583.4085	
		107.92	N/G SHOT	140	4857.7286	6598.8752	
		106.92	IP FND	141	4857.7575	6598.8713	
		103.90	G	142	4889.2085	6644.3838	
		100.41	E LAWN	143	4895.2370	6704.6266	

JOB #9 898 FRECHETTE MERGE [557]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-28-2025				15:40:08		D:...\BMHOME22	
		100.53	E LAWN	144	4907.4179	6727.6951	
		99.49	E LAWN	145	4909.5847	6755.8729	
		99.95	TL	146	4930.5086	6756.1812	
		100.86	AT UP W/	147	4981.1923	6750.1591	
		101.32	PL +/-	148	4963.7093	6711.7048	
		101.67	PL +/-	149	4941.6204	6688.1303	
		102.82	PL +/-	150	4911.0765	6662.3123	
		103.80	PL +/-	151	4884.7302	6641.5731	
		100.64	WSO	152	5031.5621	6733.5851	
		101.34	X	153	5008.5515	6733.2031	
		102.63	HUB CHK	154	4781.7875	6658.2336	
		100.04	NAIL A	200	4880.7561	6768.6866	
		99.14	HUB CHK	201	4817.8689	6776.1882	
		103.27	BC ANG	202	4822.2054	6676.7314	
		103.26	BC DIST	203	4822.3387	6677.1115	
		103.80	BC ANG	204	4815.8654	6653.4561	
		103.83	BC DIST	205	4815.9198	6653.1447	
		104.81	SILL	206	4815.8399	6653.4034	
		103.92	GAS LINE	207	4840.6050	6646.2663	
		104.34	BC+/- AT	208	4856.7618	6641.9753	
		106.98	TOP IP	209	4857.8153	6598.8587	
		109.44	FNC CNR	210	4846.7326	6567.9348	
		109.67	2 IPS	211	4816.4177	6558.4529	
		107.32	FND CRIM	212	4674.7201	6593.3381	
		103.97	AT FNC	213	4774.5974	6637.4677	
		105.00	AT FNC/T	214	4768.7990	6616.0466	
		105.11	TL	215	4787.4826	6614.8504	
		105.10	TL	216	4804.6014	6610.4691	
		105.07	TL ANG	217	4823.6079	6610.0698	
		104.35	TL	218	4845.6013	6627.2845	
		106.34	WOODS	219	4819.9549	6593.5040	
		107.75	WOODS	220	4808.6925	6575.8918	
		107.36	PL +/-	221	4838.0181	6585.1378	
		109.60	G	222	4785.0712	6553.0588	
		108.87	G	223	4764.1696	6561.0884	
		108.10	G	224	4752.3891	6573.7275	
		107.18	BM NAIL	225	4773.3225	6599.7221	
		105.72	AT FNC	226	4766.9331	6609.1009	
		106.46	G	227	4788.2579	6591.8737	
		107.60	G	228	4807.9323	6578.5847	
		105.92	G	229	4827.6839	6598.3174	
		103.66	G	230	4796.0360	6638.4505	
		103.84	G	231	4821.7685	6631.0639	
		103.75	G/TANK	232	4828.8011	6643.2685	
		103.38	FNC CNR	233	4749.4114	6647.2953	
		106.18	FNC CNR	234	4736.3824	6602.1657	
		108.10	G/HUB TO	235	4752.6900	6574.6627	
		100.04	NAIL A C	236	4880.7187	6768.7202	
		12.48	SOFFET C	237	4822.6662	6678.0988	
		12.50	SOFFET C	238	4815.5738	6652.2469	
		10.46	NG	239	4870.6118	6619.8512	
		105.50	BM PK 12	240	4870.6124	6619.8561	
			SETHUB	301	4847.5655	6553.6505	
			SETSPK	302	5043.1979	6771.7182	TRA
			FNDIP	303	4880.2045	6437.7277	SS
			FNDIPIN	304	4755.0748	6497.7525	SS
			FNDIPIN	305	4739.9999	6483.0416	SS
			OFFSET	306	4762.3495	6483.9192	SS

JOB #9 898 FRECHETTE MERGE [557]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-28-2025				15:40:08		D:...\BMHOME22	
			FNDIP	307	4776.2641	6487.1350	SS
			FNDIP	308	4816.5053	6558.5869	SS
			FNDIP	309	4816.4177	6558.4144	SS
			POST***	310	4761.2643	6582.2290	SS
			FNDIP***	311	4857.8222	6598.5437	TRA
			SETPK	312	4887.9806	6609.0565	SS
			CORTRIM	313	4919.1176	6572.8377	SS
			CORTRIM	314	4949.4642	6528.6532	SS
			CORDECK	315	4933.6552	6525.6136	SS
			ENDFNC	316	4922.0113	6483.5439	SS
			CORDECK	317	4908.4434	6533.4876	SS
			ENDSTPS*	318	4906.7133	6542.6065	SS
			CORFND	319	4913.1319	6549.1598	SS
			CORFND	320	4913.9216	6556.0659	SS
			CORSHED	321	4835.1783	6516.8071	SS
			CORSHED	322	4832.3855	6528.6947	SS
			CORSHED	323	4822.3767	6526.3031	SS
			ROCK/PNT	324	4761.3996	6485.0801	TRA
			FNDRRSPK	325	5008.4267	6733.3093	SS
			MH	326	4984.2198	6733.2036	SS
			ENDFNC	327	4988.8500	6741.9842	SS
			CORFNC	328	4811.9716	6779.2822	SS
			TREELN	329	4671.6296	6812.3204	SS
			TREELN	330	4562.2069	6835.1842	SS
			FNDDH	331	4440.4931	6859.1957	SS
			FNDIP*	332	5120.0330	6706.2718	SS
			FNDIP	333	5290.1030	6665.3060	SS
			FNDIP	334	5387.2249	6643.3103	SS
			SETNLPOL	335	5001.7492	6582.7403	SS
			CORFND	336	4958.5782	6557.5384	SS
			CORFND	337	4946.8175	6563.4370	SS
			CORSTEPS	338	4949.0330	6571.5070	SS
			CORLAND	339	4942.0025	6570.0877	SS
			CORFND	340	4919.2244	6572.5035	SS
			ENDFNC	341	4867.4217	6569.5604	SS
			CORRETWL	342	4871.6948	6572.3959	SS
			PSAIP	400	5290.1030	6665.3060	
			PSACOR	401	5008.3520	6733.9840	
			PSAHUB	402	4997.5260	6743.5150	
			PSAHUB	403	4442.9550	6859.0120	
			PSAIP	404	4509.0780	6686.4470	
			PSAIP	405	4625.1210	6656.5690	
			PSAIP	406	4857.4970	6597.8250	
			PSAHUB	407	4748.9070	6500.1420	
			PSACHERR	408	4775.4630	6486.8430	
			PSAIP	409	5325.3830	6190.5870	
			PSALOTCO	410	5181.6240	6268.0330	
			PSALOTCO	411	4591.5790	6337.8490	
			PSALOTCO	412	4688.1370	6432.2500	
			PSALOTCO	413	4755.1611	6497.7768	INT
			PSALOTCO	414	4999.0790	6733.2440	
				415	5000.0000	5000.0000	
				416	4888.3981	5027.0360	TRA
				417	4656.2354	4780.8623	TRA
				418	4760.1799	4731.4533	TRA
				419	5000.0100	5000.0003	TRA

Point#, Start#-End# or G#= 4-

JOB #9 898 FRECHETTE MERGE [557]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-28-2025		15:40:08				D:...\BMHOME22	

Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Allen & Dianne Frechette
54 Post Road
North Hampton, NH 03862

Statement 06/03/22

Locus: 54 Post Road, North Hampton

Lot survey for permitting proposed additions,
(no new staking),
Preparation of plan for ZBA and Planning Board
submittal, assist with applications,
pain and suffering for dealing with you-know-who
. . . . . .$ 1500.00

Balance due . . . . . $ 1500.00

Thank you.

Tocky

Faretra Septic Design, LLC
181 Gile Road
Nottingham, NH 03290

Office: 603.659.6556
Cell: 603.793.6530
sjfaretra@comcast.net

Transmittal

May 19, 2022

Stockton Services
247 Landing Road
Hampton, NH 03842

Re: Frechette Property
54 Post Road
Tax Map 8, Lot 139
North Hampton, NH

Dear Tocky:

I am currently designing a replacement septic system for the Frechettes.

Today, I evaluated 2 test pits with Michael Cuomo as Town Witness. Both test pits passed town requirements. I will be designing the new septic system in the back yard of the existing home. The new system will meet all setbacks to structures, including my understanding of the proposed expansion of the home and addition of a new garage.

Please contact me with any questions you may have.

Sincerely,

Susan J. Faretra

Susan J. Faretra
Designer #946

E # 22000929 01/06/2022 11:58:58 AM
Book 6372 Page 908 Page 1 of 2
Register of Deeds, Rockingham County

Return to:
Frechette Family Revocable Trust of 2014
Allen H. Frechette, Trustee
Dianne L. Frechette, Trustee
54 Post Road
North Hampton, NH 03862

LCHIP	ROA602422	25.00
TRANSFER TAX	RO112683	4,650.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Wayne A. Mann, as Trustee of the Wayne A. Mann Revocable Trust u/d/t dated May 13, 1993, and Ruth E. Mann, as Trustee of the Ruth E. Mann Revocable Trust, u/d/t dated May 13, 1993, Husband and Wife, having an address of 35 Fife Road, Canterbury, NH 03224, for consideration paid grant(s) to Allen H. Frechette, Trustee and Dianne L. Frechette, Trustee of the Frechette Family Revocable Trust of 2014 u/d/t dated November 7, 2014, having an address of 17 Hickory Lane, Hampton, NH 03842, with WARRANTY COVENANTS:

PARCEL 1:

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Post Road, so-called, in the Town of North Hampton, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at a certain pipe on the westerly sideline of said Post Road, at the southeasterly corner of the tract herein conveyed, and proceeding South 68° West for a distance of 156.8 feet by other land now or formerly of Maurice B. Messer and Marjorie Messer to a pipe; thence turning and proceeding North 12° West by other land now or formerly of said Messer for a distance of 91 feet to another point; thence turning and proceeding by the land now or formerly of Albert C. and Alice B. Pearson North 48° East for a distance of 183 feet to a pipe; thence turning and proceeding along the westerly sideline of Post Road South 10° East for a distance of 161.50 feet to the point of beginning.

PARCEL 2:

A certain parcel of land located off the Westerly side of Post Road and immediately adjacent and to the rear of certain property now or formerly known as the Wayne A. Mann et ux home plane, situated in North Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the Northeast corner of the granted premises at an iron pipe at the Northwest corner of said Mann home place; thence running in a Southerly direction along land now or formerly of Robert E. Grant et ux, a distance of sixty-four (64) feet, more or less, to a point at other land of the Grantors; thence turning and running along other land of the Grantors in a Southeasterly direction, forty-five (45) feet, more or less, to a point at land now or formerly of C.W. Martin; thence turning and running Northeasterly along land now or formerly of C.W. Martin, a distance of fifty (50) feet, more or less, to a point at other land of the Grantees; thence turning and running in a Northwesterly direction along said other land of the Grantees a distance of sixty-five (65) feet, more or less, to the point of beginning.

A tract of land herein conveyed is shown on a Plan of Land drawn for Charles W. Martin and approved by the North Hampton Planning Board on January 18, 1974, and recorded on January 23, 1974.

Meaning and intending to describe and convey the same premises conveyed to Wayne A. Mann Revocable Trust and Ruth E. Mann Revocable Trust by Deed dated May 13, 1993 and recorded in the Rockingham County Registry of Deeds at Book 3123, Page 1942.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 6th day of January, 2022.

Wayne A. Mann, Trustee

Wayne A. Mann, Trustee of the Wayne A. Mann Revocable Trust

Ruth E. Mann, Trustee

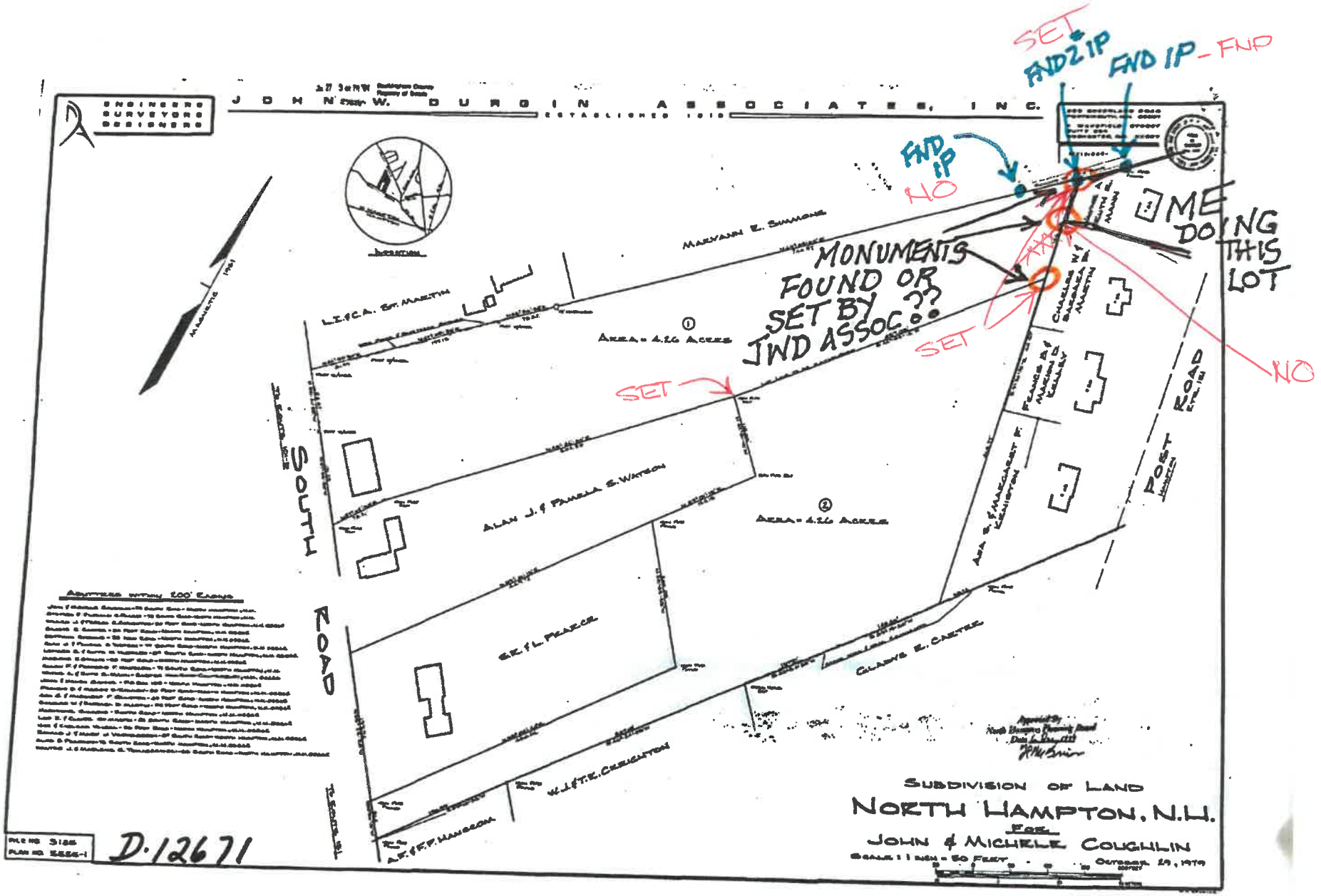
Ruth E. Mann, Trustee of the Ruth E. Mann Revocable Trust

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 6th day of January, 2022, the said Wayne A. Mann, Trustee of the Wayne A. Mann Revocable Trust and Ruth E. Mann, Trustee of the Ruth E. Mann Revocable Trust and acknowledged the foregoing to be their voluntary act and deed.

EDWARD F. MORRIS
MY COMMISSION EXPIRES FEB. 5, 2025
NOTARY PUBLIC
NEW HAMPSHIRE

Notary Public/Justice of the Peace
Commission expiration:



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STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
3 THOUSAND 7 HUNDRED AND 13 DOLLARS
080202 556578 $3713.00
VOID IF ALTERED

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Sanborn
7/7/93 ↑ 2993-1638
Stephen J. Kurgis
5/23/89 ↑ 2794-177
Stephen T. Kurg
3/3/87 ↑ 2669-262
Paul F. & Debra L Burn
5/29/84 ↑ 2493-80
Nick & Karlena Vangel
2/17/65 ↑ 1754-26
Goff
(copy)

[Space Above This Line For Recording Data]

Warranty Deed

We, **Charles T. Buban, III and Jessica T. Buban** of North Hampton, Rockingham County, New Hampshire

for consideration paid, grant to **Michael Franzoso and Karin Backstrom, as joint tenants with rights of survivorship**

of **23 Montrose , Stratham, NH 03885** with **WARRANTY COVENANTS**
(Description, and Incumbrances, if any)

A certain tract or parcel of land, with the buildings thereon, situated on the westerly side of the road leading from North Hampton to Hampton (Post Road), in the Tonw of Nroth Hampton, County of Rockingham, State of New Hampshire, being more particularly described as follows:

Beginning at said road at the southeasterly corner of the desribed premises ast land now or formerly of Martha Colby Chase; thence running in a westerly direction by said chase land to land now or formelry of Albert Pearson (said to be formerly of Chase); thence turning and running in a northerly direction by said Pearson land 115 feet; thence turning and running in an easterly direction by land now or formerly of the heirs of Robley Swanson and Natalie Swanson (this course being parallel to the first course herein described) to the said road; thence turning and running in a southerly direction by said road 115 feet to the bound begun at.

Being the same premises conveyed by deed of Joseph Gregg Sanborn and Carol Rowe Sanborn to Charles T. Buban, III and Jessica T. Buban, Recorded with the Rockingham Registry of Deeds Book 3493, Page 430.

NO MENTION OF ROW

Witness my hand this **Second day of August, 2002.**

Charles T. Buban, III

Jessica T. Buban

Commonwealth of Massachusetts
County of **Essex,**
In **Peabody** on the **Second day of August, 2002**
before me personally appeared **Charles T. Buban, III and Jessica T. Buban**

to me known and known by me to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

Russell Z. Goldberg
03/08/08

NOTARY PUBLIC

(PRINT OR TYPE NAME AND ADDRESS OF GRANTEE)

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Mary Colby Chase

↑

Henry Elkins m Miriam Holt Colby 1835
b 10/21/1802 d 1/19/1871

↑

Jeremiah Elkins 1770-1811
m Mary Batchelder 1793

↑

Henry Elkins m Mary Moore 1757
1729 — ???

↑

Thomas Elkins m Hannah Fogg 1711
1682-1760

↑

= Gershom Elkins m Mary Sleeper
1641-1718 1667

↑

Henry Elkins
1605/1610 — d 1668
Came to Hampton

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Lewis P Paquin
4/25/16 ↑ 707-183
Nellie L. Carter
{ Inheritance
Wm H Marston
12/7/1909 ↑ 647-085
Perry F. Norton
Everett H Chase
Jessie L Chase

Thomas L. Marston
3/20/1867 ↑ 416-060
James W Dearborn et ux
land Formed by Simon Roby dec'd

SIMON ROBIE #15017 OS
10/15/1845
Will Simon Roby" 1840
my children David Emery
Abigail Caldwell
John William
Simon
} #1

to wife Lydia all estate life-Exec

Rest & Residue to Son
David Emery

INV'Y R/E #270 INCL BLDGS

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Vol 707-183

THAT I, Willie L. Carter of Route Hampton in the County of Rockingham and State of New Hampshire

Carter to Paquin

for and in consideration of the sum of Two Thousand Dollars to me in hand, before the delivery hereof well and truly paid by Lewis Burton Paquin

acca of the said Route Hampton

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said heirs and assigns forever, A certain

del. to Grantee by mail.

Lewis Burton Paquin Heirs tract of land with buildings thereon situate in Route Hampton aforesaid, containing seven acres, bounded southerly by land of the Heirs of Mary Colby Eldridge, the same being a lane or passway reserved over at the east end, on road, and one rod and a half wide at the westerly end, easterly by the road leading from the said Route Hampton to Hampton, northerly by land of Robert Littlefield and westerly by land of the aforesaid Heirs of Mary Colby Eldridge. Also one other tract of land situate in Route Hampton aforesaid with the buildings thereon, containing twenty three acres, more or less bounded northerly by land of George L. Towers, by land of B. C. Leavitt, easterly by lands of Mendelssohn Seavey and by land of Howard Leavitt, southerly by land of Thomas H. Marston and Westerly by the road leading from said Route Hampton to Hampton. Also a certain other parcel of land situate in Route Hampton aforesaid containing forty rods bounded as follows: beginning at the south-west corner of Howard Leavitt's land and running east on the Mendelssohn Seavey's land five rods and six links, thence south seventeen degrees west sixteen rods to land now conveyed to the said Lewis Burton Paquin, thence North ten degrees east fifteen rods seven links to the bounds first mentioned. The aforesaid property being the same as that devised to Wilbur H. Marston by Mary P. Norton Everett H. Eldridge and Jessie L. Eldridge Dec. 19. D. 1909 and recorded in Rockingham Register Deeds Lib. 647 Fol. 85 and the aforesaid property was devised by me the said Willie H. Carter by inheritance from the aforesaid Wilbur H. Marston of Route Hampton, deceased.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to Lewis the said Lewis Burton Paquin and their only proper use and benefit forever. And I the

Heirs and assigns, to Heirs

Rec'd for Record

Know all Men by these Presents, 183

THAT I, Nellie L. Carter of North Hampton in the County of Rockingham and State of New Hampshire,

for and in consideration of the sum of Two Thousand Dollars to me in hand, before the delivery hereof well and truly paid by Lewis Burton Paquin | Carter to Paquin

heirs of the said North Hampton

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Lewis Burton Paquin his heirs and assigns forever, A certain | del. to Grantee by record.

tract of land with buildings thereon situate in North Hampton aforesaid, containing seven acres, bounded southerly by land of the Heirs of Mary Colby Libbee, the same being a lane or foot way one rod wide at the east end, on road, and one rod and a half wide at the westerly end, easterly by the road leading from the said North Hampton to Hampton; northerly by land of Robert Mitchell and westerly by land of the aforesaid Heirs of Mary Colby Libbee. Also one other tract of land situate in North Hampton aforesaid with the buildings thereon, containing twenty three acres, more or less, bounded northerly by land of George L. Towen, by land of B. W. Leavitt, easterly by land of Ezekiel Leavitt and by land of Howard Leavitt; southerly by land of Thomas H. Marston and westerly by the road leading from said North Hampton to Hampton. Also a certain other parcel of land situate in North Hampton aforesaid containing forty rods bounded as follows: beginning at the south west corner of Howard Leavitt's land and running east on the Ezekiel Leavitt land five rods and six links, thence south seventeen degrees west fifteen rods to land now or formerly of Lewis Burton Paquin, thence south two degrees east fifteen rods seven links to the bounds first mentioned. The aforesaid property being the same conveyed to Wilbur H. Marston by Mary A. Morrison by deed dated Dec. 19, 1909 and recorded in Rockingham Records Book 647 Page 85 and Lewis L. Libbee and Lewis L. Libbee by deed dated Dec. 19, 1909 and recorded in Rockingham Records Book 647 Page 85 and the aforesaid property was devised by the said Nellie L. Carter by inheritance from the aforesaid Wilbur H. Marston of North Hampton, deceased.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to his the said Lewis Burton Paquin and his heirs and assigns, to his and their only proper use and benefit forever. And the said Nellie L. Carter and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Paquin and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Paquin and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Mary E. Carter (wife) of the said Nellie L. Carter in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof We have hereunto set our hands and seal this twenty fifth day of April in the year of our Lord one thousand nine hundred and sixteen.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Horace M. Lane. — Nellie L. Carter. (Seal)
Flora E. Lane. — Mary E. Carter. (Seal)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, SS. April 25th A. D. 1916.

Personally appeared the above named Nellie L. Carter and Mary E. Carter and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

Horace M. Lane Justice of the Peace.

Received and Recorded May 24-2 15 P.M. 1916. John W. Lane Register.

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60 V0446

Deed

Deardorn to Marston

Know all Men by these Presents,

That I, James W. Dearborn of Saugus in the County of Essex and State of Massachusetts, Mechanic, and Clara A. Dearborn wife of the said James W. Dearborn,

For and in consideration of the sum of fifteen hundred dollars to me in hand, before the delivery hereof, well and truly paid by Thomas J. Marston of Hampton in the County of Rockingham and State of New Hampshire, yeoman,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Marston and his heirs and assigns forever,

A certain tract of land situate in North Hampton in the County of Rockingham aforesaid, containing seven acres, bounded Southerly by land of Henry Elkins, the same being a lane or town way one rod wide at the East ends or roads and one rod and a half at the Westerly and Easterly by the road leading from the said North Hampton to Hampton, Northerly by land of Samuel D. Rand and Westerly by land of the aforesaid Henry Elkins, the same to include the building on the aforesaid tract. Also one other tract of land situate in North Hampton aforesaid containing twelve acres more or less bounded Southwesterly by the road leading from Hampton to Greenland, Northwesterly by land of Thomas J. Marston and Thomas L. Marston, Northeasterly by land of John L. Hobbs and Southerly partly by the road and partly by land of David J. Marston, it being land formerly owned by Simeon Roby, deceased,

To HAVE and to HOLD, the said granted premises, with all the privileges and appurtenances to the same belonging to him the said Marston and his heirs and assigns, to his and their only proper use and benefit forever. And I the said James W. Dearborn and my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Marston and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: that the said premises are free and clear from all and every incumbrance whatsoever, and that I and my heirs, executors, and administrators, shall and will warrant and defend the same to the said Marston and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Clara A. Dearborn wife of the said James W. Dearborn in consideration of the sum aforesaid, do hereby *relinquish my right of dower* in the before mentioned premises.

And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment, and levy or sale on execution, and such other rights whatsoever, in said premises, and in each and every part thereof, as our family homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4th, 1851, entitled "An act to exempt the homestead of families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this twentieth day of March in the year of our Lord one thousand eight hundred and 1867

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF us

James H. Marston
Joseph Dow

James W. Dearborn (Seal)
Clara A. Dearborn (Seal)

STATE OF NEW HAMPSHIRE, Rockingham, ss.

PERSONALLY appeared the above named James W. Dearborn and Clara A. Dearborn & acknowledged the foregoing instrument to be their voluntary act and deed, before me.

Dated this twentieth day of March 1867.

Joseph Dow Justice of the Peace.

Received and Recorded, March 20, 1867. Wm. H. Beckwith Register.

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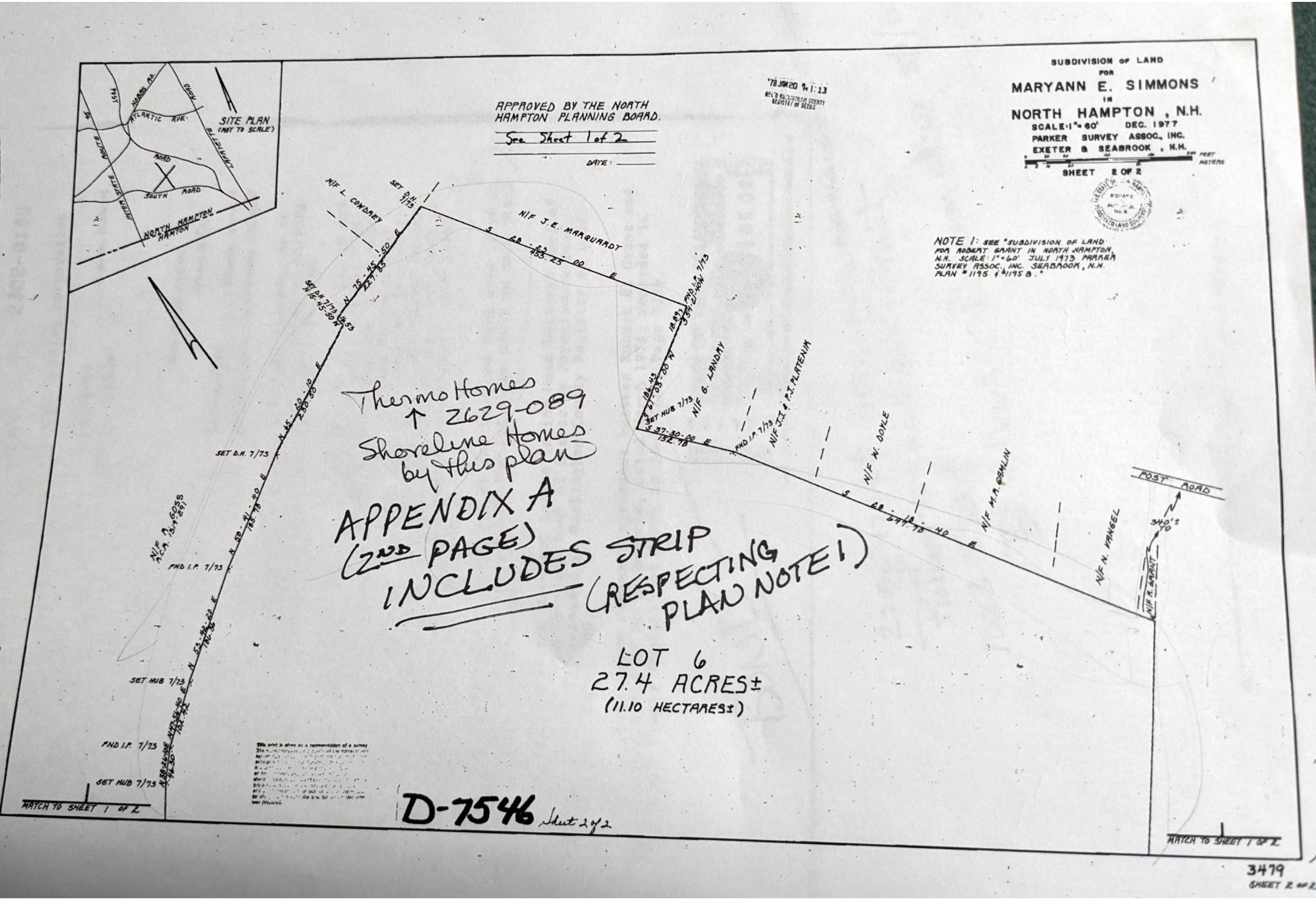
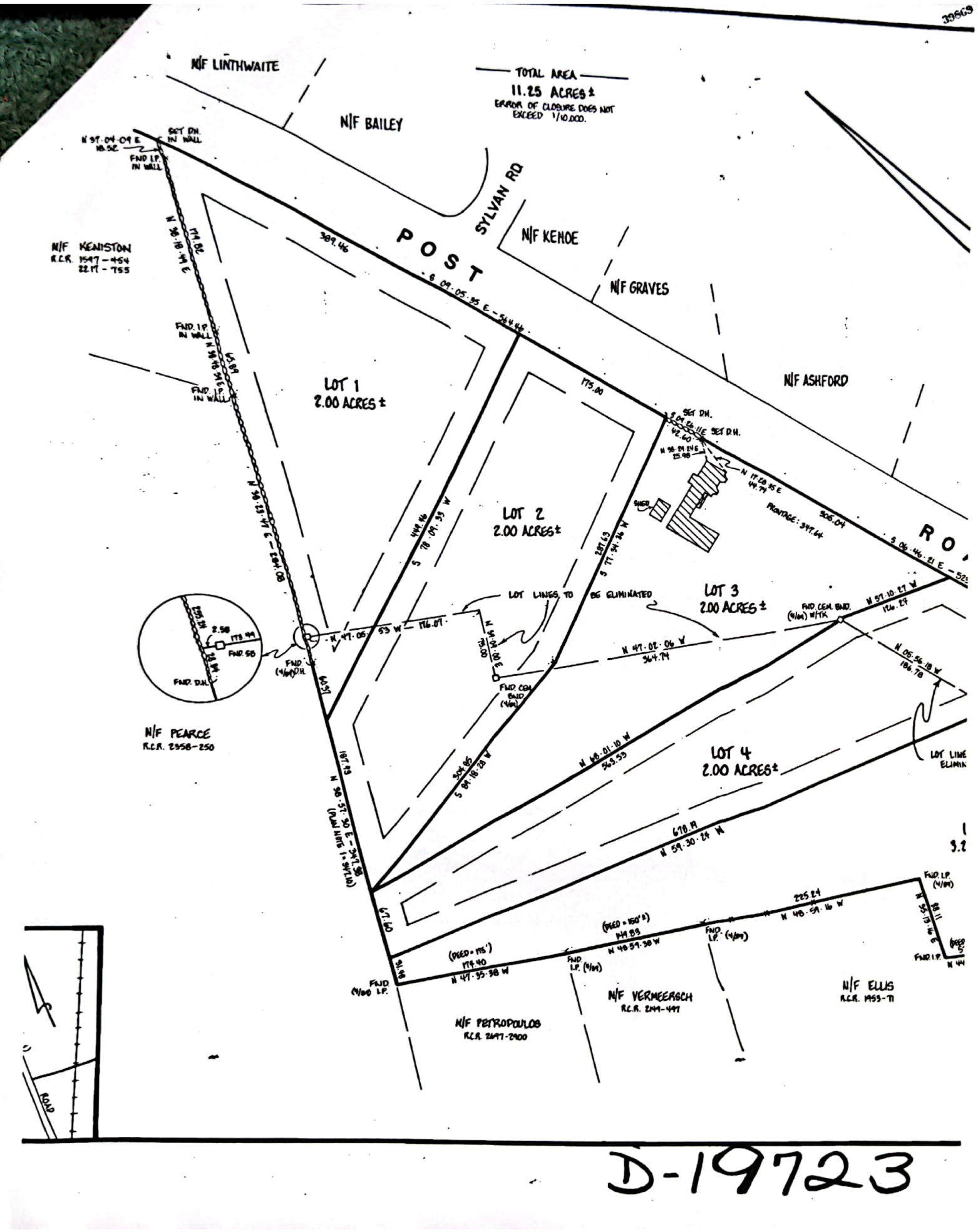
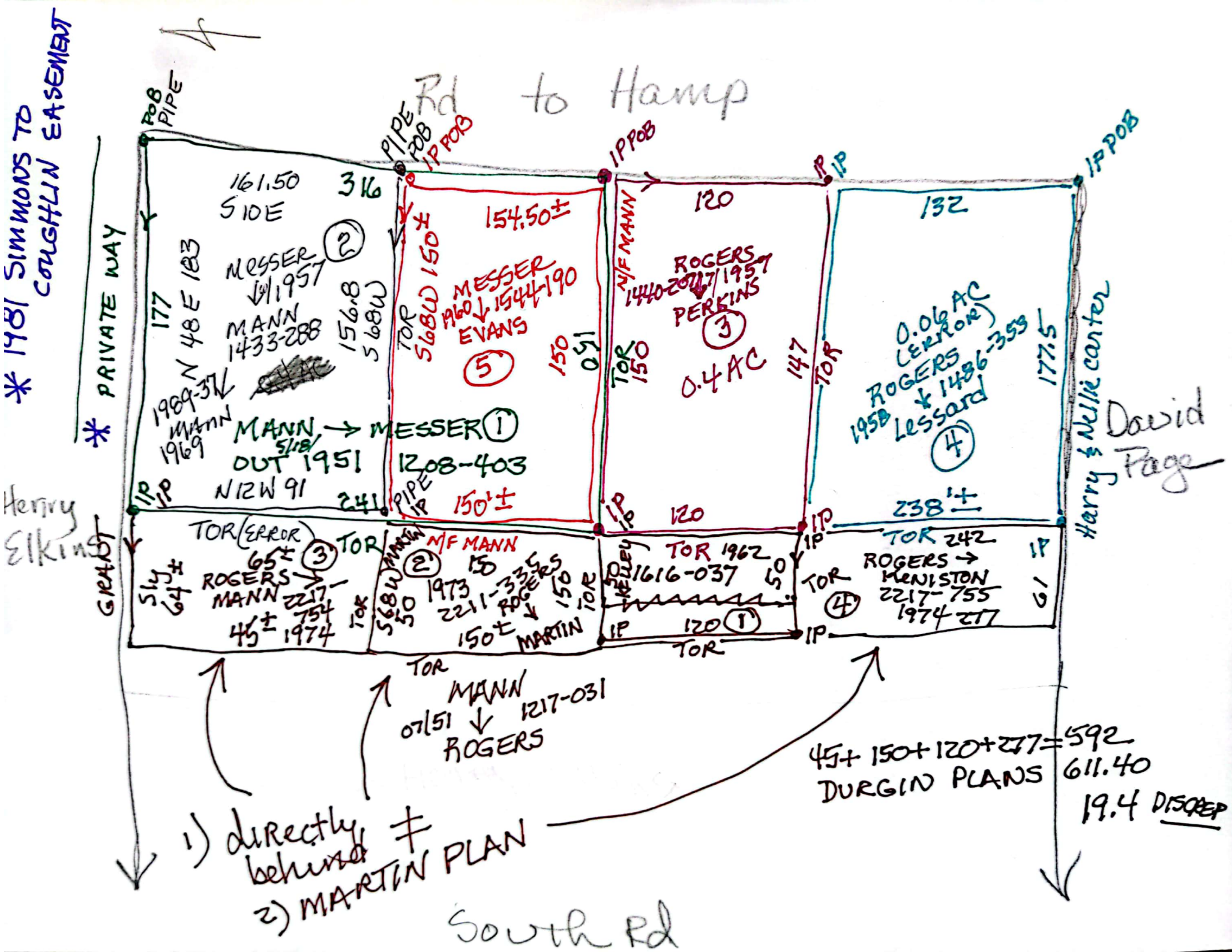

SUBDIVISION of LAND
FOR
MARYANN E. SIMMONS
IN
NORTH HAMPTON, N.H.
SCALE: 1"=60' DEC. 1977
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.
SHEET 2 OF 2
APPROVED BY THE NORTH HAMPTON PLANNING BOARD.
See Sheet 1 of 2
DATE:
'78 JUN 20 PM 1:13
RECEIVED AND RECORDED ROCKINGHAM COUNTY REGISTRY OF DEEDS
SITE PLAN (NOT TO SCALE)
ATLANTIC AVE.
HOBBS RD.
OCEAN BLVD.
FIRST
SECOND
ROAD
SOUTH ROAD
NORTH HAMPTON
NOTE 1: SEE "SUBDIVISION OF LAND FOR ROBERT GRANT IN NORTH HAMPTON, N.H. SCALE: 1"=60' JULY 1973 PARKER SURVEY ASSOC., INC. SEABROOK, N.H. PLAN #1195 & #1195 B."
N/F L. CONDREY
SET D.H. 7/73
N/F J.E. MARQUARDT
S 28-53-00 E
455.25
SET D.H. 7/73
N 75-45-50 E
227.33
SET D.H. 7/73
N 45-40-10 E
228.38
N/F N.H.S.P.C.A. 13/460/S 201
FND I.P. 7/73
N 52-41-40 E
185.70
SET HUB 7/73
N 53-32-20 E
110.36
FND I.P. 7/73
SET HUB 7/73
N 38-46-05 E
N 43-58-40 E
N 46.30
MATCH TO SHEET 1 OF 2
Thermo Homes
↑ 2629-089
Shoreline Homes
by this plan
APPENDIX A
(2ND PAGE)
INCLUDES STRIP
(RESPECTING
PLAN NOTE 1)
LOT 6
27.4 ACRES±
(11.10 HECTARES±)
N/F G. LANDRY
SET HUB 7/73
S 37-30-00 E
132.78
FND I.P. 7/73
N/F J.J. & P.J. PLATENIK
N/F W. DOYLE
N/F M.A. GAMLIN
N/F N. VANGEL
N/F R. GRANT
S 28-53-00 E
244.78
POST ROAD
340'± TO
MATCH TO SHEET 1 OF 2
This print is shown as a representation of a survey
D-7546 Sheet 2 of 2
3479
SHEET 2 OF 2



D-19723

Scanned with CamScanner



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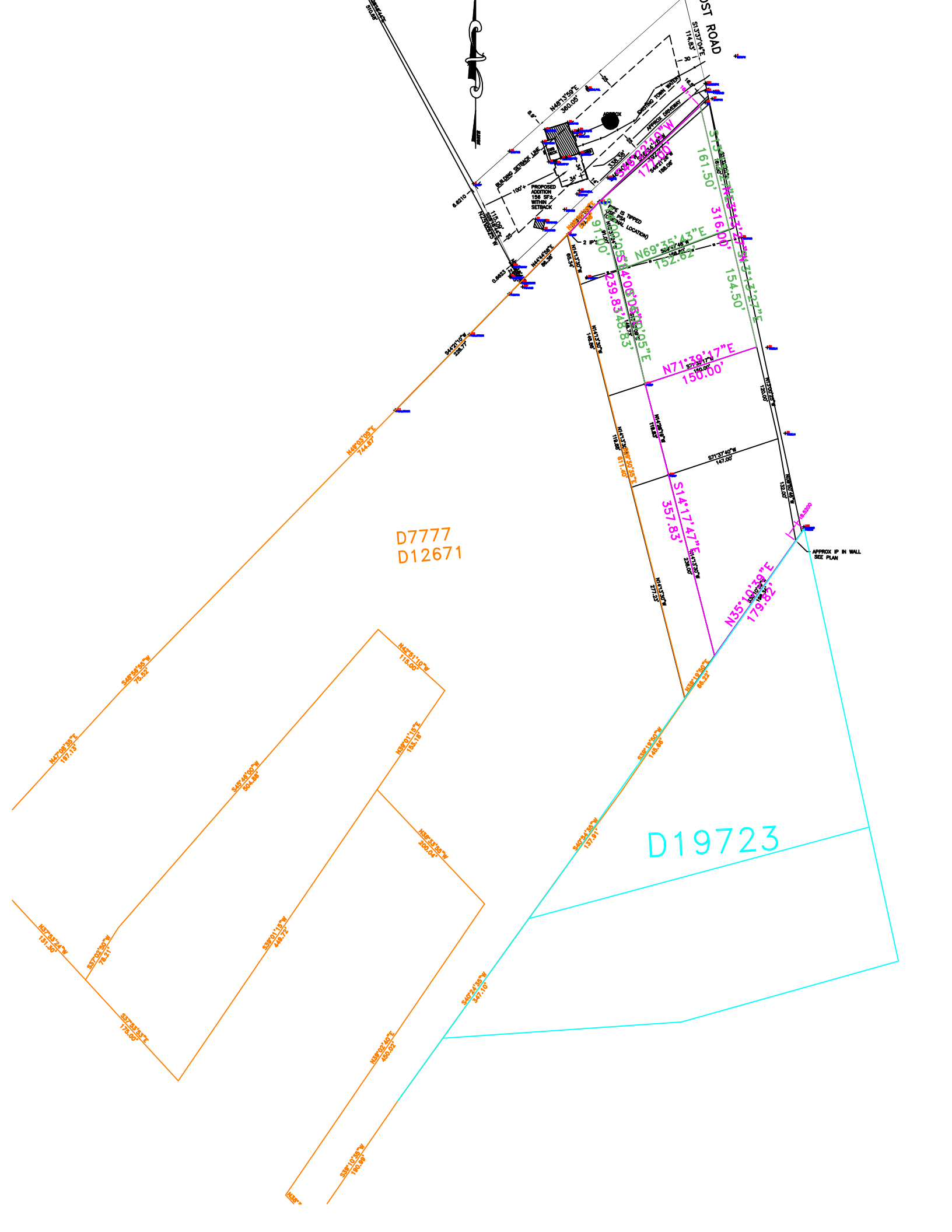

POST ROAD
S13°37'04"E
114.83'
N48°17'59"E
360.05'
EXISTING TOWN WATER
APPROX DRIVEWAY
BUILDING SETBACK LINE
100'+
PROPOSED ADDITION 150 SF± WITHIN SETBACK
APPROX
S46°48'16"W
358.58'
S23°34'46"W
108.06'
S13°37'04"E
161.50'
S23°34'46"W
177.00'
N69°35'43"E
316.00'
N69°35'43"E
152.62'
S13°13'27"E
154.50'
N69°35'43"E
91.00'
S14°09'05"E
239.83'
40.83'
N71°39'17"E
150.00'
S71°37'40"W
147.00'
S14°17'47"E
357.83'
N35°01'39"E
179.82'
APPROX IP IN WALL SEE PLAN
D7777
D12671
D19723
S46°39'35"W
75.32'
N42°51'10"W
115.00'
N47°08'25"E
197.13'
N38°01'15"E
155.18'
S46°46'00"W
504.88'
N35°33'35"W
200.04'
N37°53'24"W
151.90'
S37°08'40"W
78.81'
S38°01'15"W
449.72'
S37°53'57"E
178.00'
N35°02'40"E
80.02'
S52°10'39"W
190.99'
S40°54'35"W
137.81'
S46°24'35"W
347.10'
S46°19'50"W
146.68'
N46°05'09"E
74.87'
S44°21'10"W
228.77'

Jul 27 3 02 PM '84 Rockingham County Registry of Deeds

ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

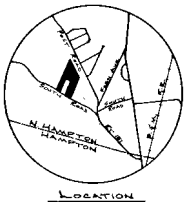
ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

PAUL M. DURGIN No. 963 REGISTERED LAND SURVEYOR

REVISIONS-



MAGNETIC 1961

L.I.F.C.A. ST. MARTIN

MARYANN E. SIMMONS

N43°-08-00"E 744.82'

N46°-54-55"E 75.52'

WIRE FENCE & SHRUB TREES ON BOUNDS

N42°-08-35"E 197.18'

N41°-52-50"E 61.99'

POST W/WIRE

AREA = 4.26 ACRES (1)

S.42°-08-35"W 457.06'

TO ROUTE 101-B

SOUTH ROAD

N.46°-46'-50"E 504.85'

N.43°-13'-35"W 144.82'

N.43°-13'-35"W 144.82'

IRON PIPE SET

N.87°-04'-50"E 76.21'

ALAN J. & PAMELA S. WATSON

S.46°-46'-50"W 504.85'

S.43°-13'-35"E 144.82'

IRON PIPE FOUND

N.87°-04'-50"E 69.16'

AREA = 4.26 ACRES (2)

N.87°-04'-50"E 449.72'

S.46°-46'-50"W 449.72'

S.E. & L. PEARCE

N.43°-13'-35"W 144.82'

S.43°-13'-35"E 144.82'

N.43°-08'-40"E 200.05'

S.42°-24'-36"W 457.10'

W.J. & T.R. CREIGHTON

S.43°-08'-40"W 200.05'

N.43°-08'-40"E 200.05'

S.43°-08'-40"W 190.99'

A.F. & F.P. HANSCOM

S.89°-10'-36"W 190.99'

IRON PIPE FOUND

DRILL HOLE SET

WAYNE A. & KEITH R. MANN

CHARLES W. & BARBARA D. MARTIN

FRANCIS B. & MARION D. KELLEY

ASA S. & MARGARET F. KENISTON

GLADYS E. CARTER

POST ROAD RTE. 151

HAMPTON

TO ROUTE 151

ABUTTERS WITHIN 200' RADIUS

John & Michelle Coughlin - 79 South Road - North Hampton, N.H.
Stephen E. & Lorraine S. Pearce - 76 South Road - North Hampton, N.H.
William J. & Teresa E. Creighton - 50 Post Road - North Hampton, N.H. 03862
Gladys E. Carter - 84 Post Road - North Hampton, N.H. 03862
Brittiann Dominque - 25 New Road - North Hampton, N.H. 03862
Alan J. & Pamela S. Watson - 77 South Road - North Hampton, N.H. 03862
Leonard S. & Anita M. Hubbard - 89 South Road - North Hampton, N.H. 03862
Marlene E. Gaulin - 58 Post Road - North Hampton, N.H. 03862
Allen F. & Frances P. Hanscom - 71 South Road - North Hampton, N.H.
Wayne A. & Keith R. Mann - Carter Hill Road - Canterbury, N.H. 03224
John & Helen Savage - P.O. Box 135 - North Hampton, N.H. 03862
Francis B. & Marion D. Kelley - 50 Post Road - North Hampton, N.H. 03862
Asa S. & Margaret F. Keniston - 46 Post Road - North Hampton, N.H. 03862
Charles W. & Barbara D. Martin - 82 Post Road - North Hampton, N.H. 03862
Maryanne E. Simmons - South Road - North Hampton, N.H. 03862
Leo J. & Claire St. Martin - 84 South Road - North Hampton, N.H. 03862
Nick & Kaelenia Vangel - 86 Post Road - North Hampton, N.H. 03862
Edward J. & Mary J. Vermeersch - 69 South Road - North Hampton, N.H. 03862
Alice B. Pearson - 76 South Road - North Hampton, N.H. 03862
Walter J. & Marlene E. Tomaszewski - 66 South Road - North Hampton, N.H. 03862

Approved By
North Hampton Planning Board
Date 6 Dec 1979
[signature]

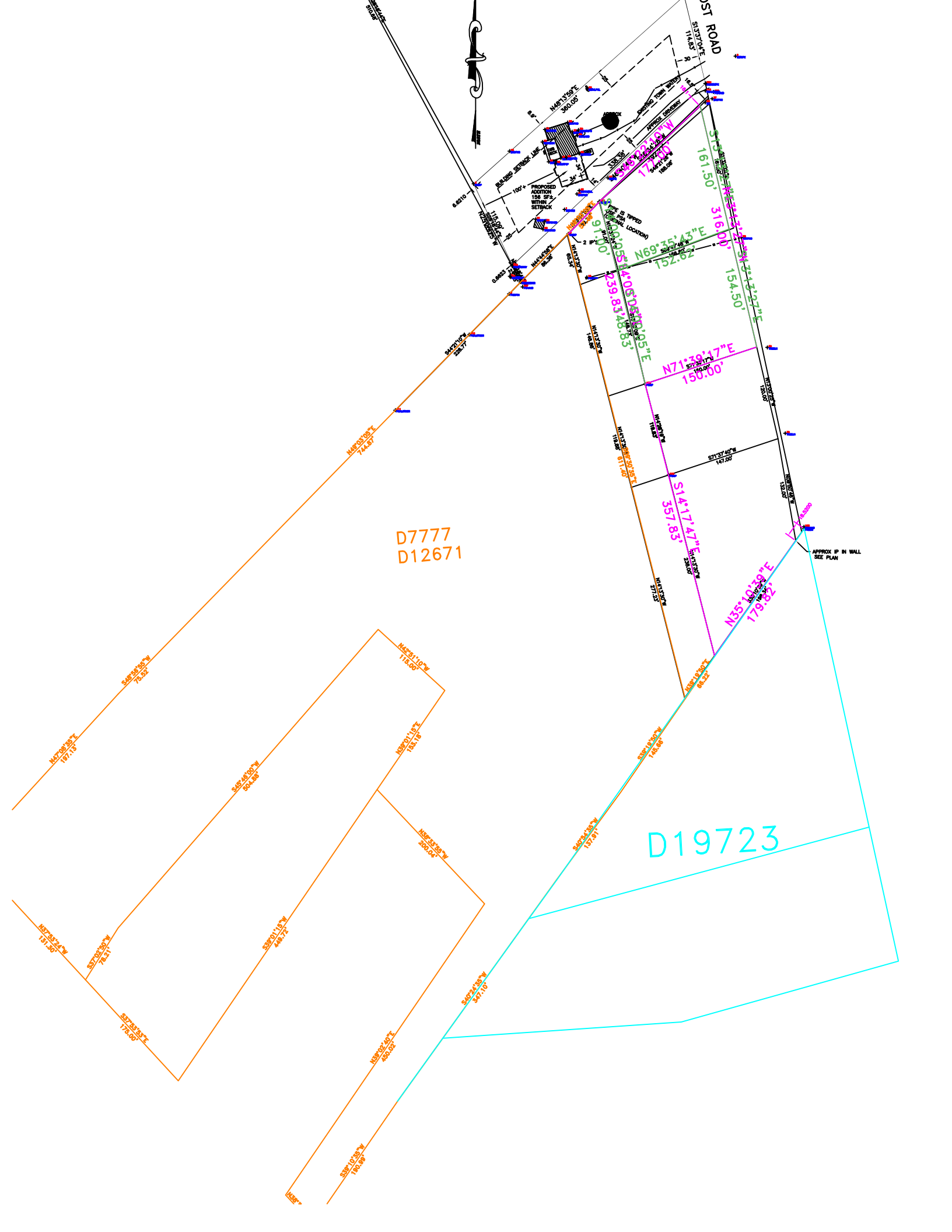
SUBDIVISION OF LAND
NORTH HAMPTON, N.H.
FOR
JOHN & MICHELE COUGHLIN

SCALE: 1 INCH = 50 FEET — OCTOBER 29, 1979

50 0 50 100 150 200 FEET
25 0 25 50 METERS

FILE NO. 3185
PLAN NO. 5555-1

D-12671


POST ROAD
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EXISTING TOWN WATER
APPROX DRIVEWAY
BUILDING SETBACK LINE
100'+
PROPOSED ADDITION 150 SF± WITHIN SETBACK
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154.50'
N69°35'43"E
91.00'
S14°09'05"E
239.83'
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D7777
D12671
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S40°54'35"W
137.81'
S46°24'35"W
347.10'
S46°19'50"W
146.68'
N46°05'09"E
74.87'
S44°21'10"W
228.77'

NO REVENUE STAMPS NECESSARY.

DEED OF WARRANTY

2217-0755

'74 MAR -1 AM 11:00

REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

We, STAFFORD ROGERS and ALICE L. ROGERS

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to ASA S. KENISTON and MARGARET F. KENISTON, husband and wife, as Joint Tenants with rights of survivorship,

48 Post Road
(Street Address)

North Hampton, Rockingham County, State of
(Town or City)

New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain parcel of land located off the Westerly side of Post Road and immediately adjacent and to the rear of the Asa S. Keniston et ux home place, situated in North Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the Northeast corner of the granted premises at an iron pipe at the Northwest corner of the Keniston home place; thence running in a Southerly direction along land now or formerly of F. & M. Kelley, a distance of fifty (50) feet to a point at other land of the Grantors; thence turning and running in a Southeasterly direction along other land of the Grantors a distance of two hundred seventy-seven (277) feet, more or less, to a point at land of Gladys E. Carter; thence turning and running along said land of Gladys E. Carter in a Northerly direction a distance of sixty-one (61) feet, more or less to a point at other land of the Grantees; thence turning and running in a Northwesterly direction along said other land of the Grantees, a distance of two hundred forty-two (242) feet, more or less, to the point of beginning.

The purpose of this deed is to add a tract of land directly to the rear and ajacent to the Keniston home place. The tract of land herein conveyed is shown on a Plan of Land drawn for Charles W. Martin and approved by the North Hampton Planning Board on January 18, 1974, and recorded on January 23, 1974.

Being a portion of the premises conveyed to the Grantors by deed of Wallace B. Mann and Ethel G. Mann, recorded in Rockingham Records in Book , Page . See also deed of Robert V. Lessard and Olive F. Lessard to Asa S. Keniston and Margaret F. Keniston, dated August 22, 1961, and recorded in Book 1597, Page 454 of the Rockingham Records.

And we, being wife & husband release to said Grantee all rights of curtesy, homestead and other interests therein.

WITNESS our hands and seals this 26th day of February, 1974.

Witness:
H. Axyd Cossa
to 6.th

Stafford Rogers
Alice L. Rogers

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss.

February 26th, 1974

Stafford Rogers and Alice L. Rogers
Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

H. Axyd Cossa
Justice of the Peace.

NO REVENUE STAMPS NECESSARY.

DEED OF WARRANTY

2217-0754

'74MAR-1 AM11:00 REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS 02711

We, STAFFORD ROGERS and ALICE L. ROGERS

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to WAYNE A. MANN and RUTH E. MANN, husband and wife, as Joint Tenants with rights of survivorship,

54 Post Road
(Street Address)
North Hampton
(Town or City)
Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain parcel of land located off the Westerly side of Post Road and immediately adjacent and to the rear of the Wayne A. Mann et ux home place, situated in North Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the Northeast corner of the granted premises at an iron pipe at the Northwest corner of the Mann home place; thence running in a Southerly direction along land now or formerly of Robert E. Grant et ux, a distance of sixty-four (64) feet, more or less, to a point at other land of the Grantors; thence turning and running along other land of the Grantors in a Southeasterly direction, forty-five (45) feet, more or less, to a point at land of C. W. Martin; thence turning and running Northeasterly along land of C. W. Martin a distance of fifty (50) feet, more or less, to a point at other land of the Grantees; thence turning and running in a Northwesterly direction along said other land of the Grantees a distance of sixty-five (65) feet, more or less, to the point of beginning.

The purpose of this deed is to add a tract of land directly to the rear and ajacent to the Mann home place. The tract of land herein conveyed is shown on a Plan of Land drawn for Charles W. Martin and approved by the North Hampton Planning Board on January 18, 1974, and recorded on January 23, 1974.

Being a portion of the premises conveyed to the Grantors by deed of Wallace B. Mann and Ethel G. Mann, recorded in Rockingham Records in Book , Page . See also deed of Wayne A. Mann to Wayne A. Mann and Ruth E. Mann, dated November 5, 1969, and recorded in Book 1992, Page 423 of the Rockingham Records.

And we, being wife & husband ~~of said Grantor~~, release to said Grantee all rights of curtesy, homestead and other interests therein.

WITNESS our hands and seals this 26th day of February, 1974.

Witness:
H. Wyatt Cram
to both

Stafford Rogers
Alice L. Rogers

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss.

February 26th, 1974

Stafford Rogers and Alice L. Rogers Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

H. Wyatt Cram
Justice of the Peace.

DEED OF WARRANTY

2211-0335

We, STAFFORD ROGERS and ALICE L. ROGERS

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to CHARLES W. MARTIN and BARBARA B. MARTIN, husband and wife as Joint Tenants with rights of survivorship,

(Street Address)
of North Hampton, Rockingham County, State of New Hampshire
(Town or City)
, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, excepting reservations, if any)

A certain parcel of land located off the westerly side of Post Road and immediately adjacent and to the rear of the Charles W. Martin et ux homeplace.

Beginning at the Northeast corner of the granted premises at an iron pipe at the Northwesterly corner of the Martin homeplace; thence running South 68° West along other land of the Grantors a distance of fifty (50') feet to a point; thence turning and running Southerly by said other land of the Grantors one hundred fifty (150') feet, more or less, to a point; thence turning and running Easterly by land of Francis Kelley fifty (50') feet to a point at the Southwesterly corner of the Martin homeplace; thence turning and running one hundred fifty (150') feet, more or less, to the point of beginning.

The purpose of this deed is to add a tract of land directly to the rear and adjacent to the Martin homeplace, having a depth of fifty (50') feet and a width of one hundred fifty (150') feet, more or less, so that said Martin homeplace will now have a depth of two hundred (200') feet rather than the previous one hundred fifty (150') feet.

Being a portion of the premises conveyed to the Grantors by deed of Wallace B. Mann and Ethel G. Mann, recorded in Rockingham Records in Book 1217, Page 031.

Also see deed of Ronald H. Evans et ux to Charles W. Martin et ux recorded in Book 1788, Page 418 of the Rockingham Records.

And, we being wife & husband release to said Grantee all rights of homestead and other interests therein.

WITNESS our hands and seals this 22nd day of September, 19 73.

Witness:
H. Arfed Cassan (to both)

Stafford Rogers
Alice L. Rogers

STATE OF NEW HAMPSHIRE
Rockingham, ss.

September 22nd, 19

Stafford Rogers and Alice L. Rogers
Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

H. Arfed Cassan
Justice of the Peace.

Sep 25 9 10 AM '73
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS
21951

STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION R.S.A. 78-B ≈0.05 SEP 25'73 REG. 10988
L 6 4 8 8 0

STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION ≈0.10 SEP 25'73 REG. 10988
0 3 8 4 9 2

20

(STATUTORY FORM OF) 1616 037

WARRANTY DEED

AS JOINT TENANTS

Rel. Chas. Sawabini Post Rd. No. Hampton

U.S. Rev. Stamp. $.55

We, Stafford Rogers and Alice L. Rogers

of North Hampton, Rockingham County, State of New Hampshire

for consideration paid, grant(s) to Charles E. Sawabini and Shirley B. Sawabini

, as joint tenants with rights of survivorship

of North Hampton, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS

the following described premises:
(Description of land or interest being conveyed; incumbrances; exceptions, reservations, if any)

A certain parcel of land located on the Westerly side of Post Road, North Hampton, New Hampshire, at the exact rear of a lot of land now owned by the said Sawabinis on the said Westerly side of Post Road; said parcel being bounded and described as follows:

Beginning at an iron pipe at the Southwesterly corner of land of Charles E. and Shirley B. Sawabini located on the Westerly side of said Post Road; thence running Westerly along other land of said Stafford and Alice L. Rogers a distance of 50 feet to an iron pipe; thence turning and running Northerly still by the land of said Rogers a distance of 120 feet to an iron pipe; thence turning and running Easterly still by the land of said Rogers a distance of 50 feet to an iron pipe; thence turning and running Southerly along said land of Sawabini a distance of 120 feet to the point of beginning.

Said premises herein being conveyed, being a portion of the premises conveyed to the grantors by deed of Ethel G. Mann, dated July 31, 1951, and recorded in Rockingham Records, Book 1217, Page 31.

We, Stafford Rogers and Alice L. Rogers husband & wife

releases to said grantees all rights of dower & curtesy and homestead and other interest therein.

WITNESS our hand(s) and seal(s) this 5th day of February, 19 62.

Witness: [signature]
to both

Stafford Rogers.
Alice L. Rogers

THE STATE OF NEW HAMPSHIRE

Rockingham ss. February 5, 1962

Then personally appeared the above-named Stafford Rogers and Alice L. Rogers

and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC HAMPTON, NEW HAMPSHIRE

Before me, [signature]
Justice of the Peace
Notary Public.

My N. P. commission expires June 30, 1963

Rec'd & recorded Feb. 7, 9:40 A.M., 1962.

208

(STATUTORY FORM OF) 1486 353

WARRANTY DEED

Leaf Exeter Co-op Bank

U.S. Rev Stamps $2.20

We, Stafford and Alice L. Rogers

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant (x) to Robert V. Lessard and Olive E. Lessard as joint tenants with rights of survivorship

of North Hampton, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS.

(Description of land or interest being conveyed; incumbrances; exceptions, reservations, if any)

A certain parcel of land situated in North Hampton County of Rockingham and State of New Hampshire, on the southwesterly side of Post Road, containing 0.06 acres and bounded and described as follows:-

Beginning at an iron pipe on the southeasterly corner of Post Road and the northeasterly corner of land of Harry E. and Nellie M. Carter and thence running southwesterly along the land of said Carter 177.5 feet, more or less, to an iron pipe at the land of the grantors, Stafford and Alice L. Rogers; thence turning and running northeasterly along the land of said grantors 238 feet, more or less, to land of Wilbur D. and Mary E. Perkins; thence turning and running northeasterly along the land of said Perkins 147 feet, more or less, to an iron pipe; thence turning and running southeasterly 132 feet, more or less, to the point of beginning.

Being the premises conveyed to us by deed of Ethel Mann dated July 31, 1951, and recorded in Rockingham Records, Book 1217, Page 31.

The 1958 real estate taxes have been paid by the grantors.

And we, Stafford and Alice L. Rogers, being husband and wife ~~husband~~ ~~xxxxxxxxxxx~~, release~~x~~ to said grantees all rights of dower curtesy and homestead and other interests therein.

WITNESS our hand (s) and seal (s) this 6th day of November, 1958.

Witness:

Ernest E. Knowles
to both

Stafford Rogers
Alice L. Rogers

THE STATE OF NEW HAMPSHIRE

Rockingham ss. November 6, 1958.

Then personally appeared the above-named Stafford and Alice L. Rogers

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
Ernest E. Knowles
Justice of the Peace,
Notary Public

JOHN E. DOWLE NOTARY PUBLIC NEW HAMPSHIRE

JOHN E. DOWLE NOTARY PUBLIC NEW HAMPSHIRE

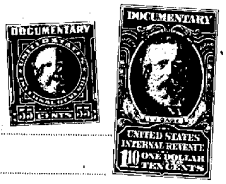
My N. P commission expires May 15, 1963

Rec. & recorded Nov. 10, 11 A.M. 1958

Book 1440 Page 0207 1440 207

(STATUTORY FORM OF)

WARRANTY DEED



We, Stafford Rogers and Alice L. Rogers

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant(x) to Wilbur D. Perkins and Mary E. Perkins as joint tenants with right of survivorship and not as tenants in common

of North Hampton, Rockingham County, State of New Hampshire, with WARRANTY COVENANTS.

(Description of land or interest being conveyed; incumbrances; exceptions, reservations, if any)

A certain parcel of land situated in said North Hampton containing about 0.4 acres and bounded and described as follows:

Beginning at an iron pipe on the Westerly side of Post Road and at the Southerly corner of the land of Maurice B. Messer and Marjorie Messer; thence running Southerly along Post Road 120 feet to an iron pipe; thence turning and running Westerly along the land of the grantors 147 feet to an iron pipe; thence turning and running Northerly still by the land of the grantors 120 feet to an iron pipe; thence turning and running Easterly by the land of said Messer 150 feet to the point of beginning.

Being a part of the property conveyed to us by deed of Ethel G. Mann recorded in Rockingham records book 1217 - page 33.

The 1957 taxes will be paid by the grantors.

US Rev Stamps $1.65

And we, being husband and wife respectively xxxx xxxxxxxxxxxxxxx releasex to said Grantees all rights of dower curtesy and homestead and other interests therein.

WITNESS our hand(s) and seal(s) this 20th day of July 1957.

Witness:
Ernest E. Knowles
for Both

Stafford Rogers
Alice L. Rogers

THE STATE OF NEW HAMPSHIRE

Rockingham ss. July 20, 1957.

Then personally appeared the above-named Stafford Rogers and Alice L. Rogers

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Ernest E. Knowles
Justice of the Peace.
Notary Public.

My N. P. commission expires June 8, 1958.

Rec. & recorded Aug. 3, 10 A.M. 1957

Quitclaim Deed

1989 037

I, ETHEL G. MANN,

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to WAYNE A. MANN,

of (Street) North Hampton (Town) Rockingham County, State of New Hampshire, with QUITCLAIM convenants the following described premises: (Description and encumbrances, if any)

Oct 9 4 41 PM '69

A certain tract or parcel of land with the buildings thereon situated on the westerly side of Post Road, so-called, in the Town of North Hampton, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at a certain pipe on the westerly sideline of said Post Road, at the southeasterly corner of the tract herein conveyed, and proceeding South 68° West for a distance of 156.8 feet by other land of the grantors (Maurice B. Messer and Marjorie Messer) to a pipe; thence turning and proceeding North 12° West by other land of the grantors (Maurice B. Messer and Marjorie Messer) for a distance of 91 feet to another point; thence turning and proceeding by the land of Albert C. and Alice B. Pearson North 48° East for a distance of 183 feet to a pipe; thence turning and proceeding along the westerly sideline of Post Road South 10° East for a distance of 161.50 feet to the point of beginning.

Being the same premises conveyed to Wallace B. Mann and Ethel G. Mann, as joint tenants with rights of survivorship, by deed of Maurice B. Messer and Marjorie Messer dated June 4, 1957 and recorded in Rockingham Records, Book 1433, Page 288.

Wallace B. Mann died February 5, 1963.

No consideration

And I, being unmarried, ~~husband~~ ~~wife of said Grantor~~, release to said Grantee all rights of ~~dower~~ homestead and other interests therein.

WITNESS my hand and seal this day of , 1969

Witness:

Hope M. Blaney

Ethel G. Mann

STATE OF NEW HAMPSHIRE

Rockingham, ss.

October 9, 1969

ETHEL G. MANN

Personally appeared, being known to me (or satisfactorily proven) to be the person or persons who subscribed to the within instrument and acknowledged that the same was her voluntary act and deed and was executed for the purposes therein contained.

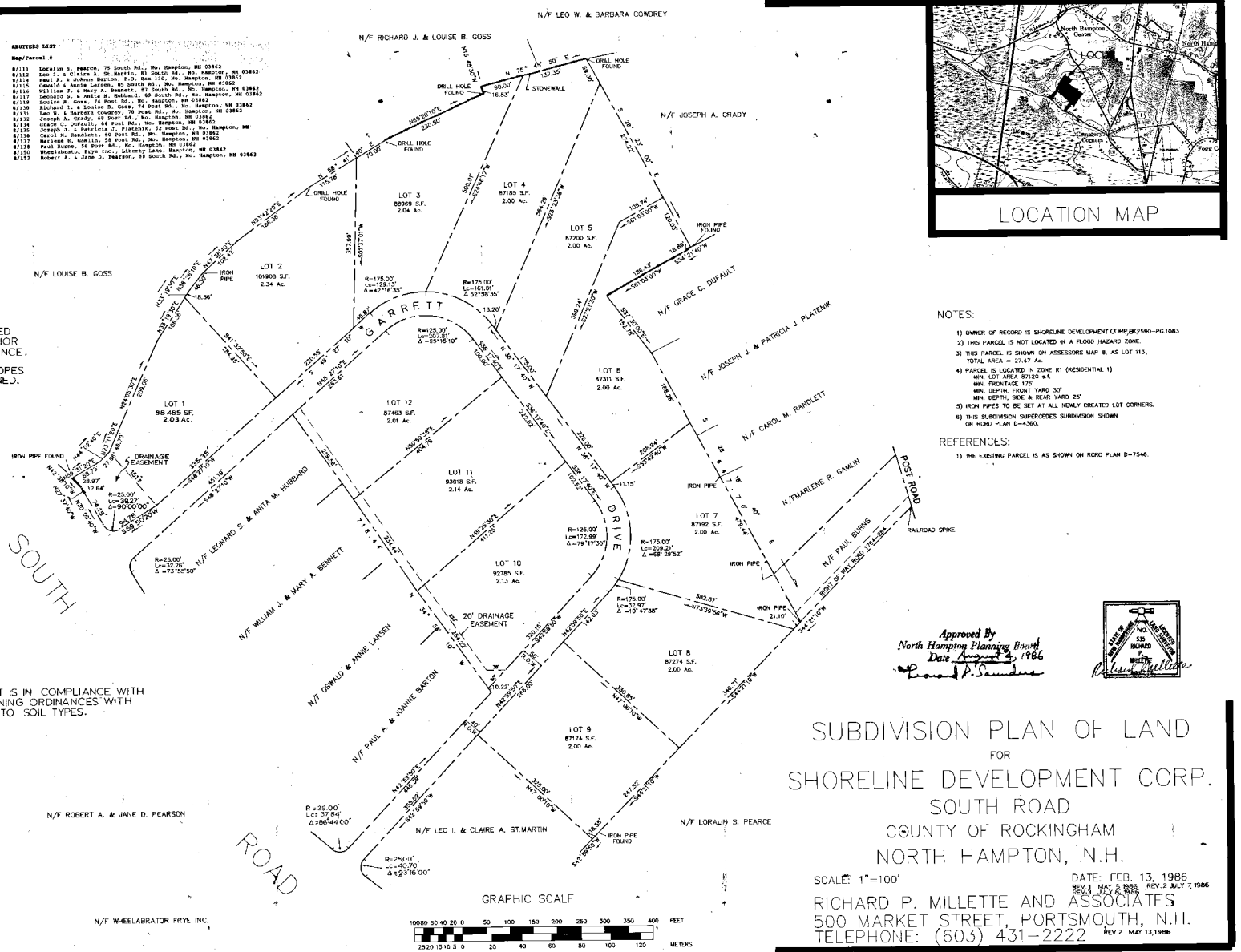
Before me,

Justice of the Peace.
Notary Public. 3/19/70

NOTARIAL SEAL

Aug 7 9 08 AM '86

49794


ABUTTERS LIST
Map/Parcel #
8/111 Lorelin S. Pearce, 75 South Rd., No. Hampton, NH 03862
8/112 Leo I. & Claire A. St. Martin, 81 South Rd., No. Hampton, NH 03862
8/114 Paul A. & JoAnne Barton, P.O. Box 130, No. Hampton, NH 03862
8/115 Oswald & Annie Larsen, 85 South Rd., No. Hampton, NH 03862
8/116 William J. & Mary A. Bennett, 87 South Rd., No. Hampton, NH 03862
8/117 Leonard S. & Anita M. Hubbard, 89 South Rd., No. Hampton, NH 03862
8/118 Louise B. Goss, 74 Post Rd., No. Hampton, NH 03862
8/130 Richard J. & Louise B. Goss, 74 Post Rd., No. Hampton, NH 03862
8/131 Leo W. & Barbara Cowdrey, 70 Post Rd., No. Hampton, NH 03862
8/132 Joseph A. Grady, 68 Post Rd., No. Hampton, NH 03862
8/134 Grace C. Dufault, 64 Post Rd., No. Hampton, NH 03862
8/135 Joseph J. & Patricia J. Platenik, 62 Post Rd., No. Hampton, NH
8/136 Joseph C. Randlett, 60 Post Rd., No. Hampton, NH 03862
8/138 Carol M. Randlett, 58 Post Rd., No. Hampton, NH 03862
8/137 Paul Burns, 56 Post Rd., No. Hampton, NH 03862
8/150 Wheelabrator Frye Inc., Liberty Lane, Hampton, NH 03842
8/152 Robert A. & Jane D. Pearson, 89 South Rd., No. Hampton, NH 03862
MAGNETIC 1977
N/F LEO W. & BARBARA COWDREY
N/F RICHARD J. & LOUISE B. GOSS
N/F JOSEPH A. GRADY
N/F LOUISE B. GOSS
N/F GRACE C. DUFAULT
N/F JOSEPH J. & PATRICIA J. PLATENIK
N/F CAROL M. RANDLETT
N/F MARLENE R. GAMLIN
N/F PAUL BURNS
N/F LEONARD S. & ANITA M. HUBBARD
N/F WILLIAM J. & MARY A. BENNETT
N/F OSWALD & ANNIE LARSEN
N/F PAUL A. & JOANNE BARTON
N/F ROBERT A. & JANE D. PEARSON
N/F LEO I. & CLAIRE A. ST.MARTIN
N/F LORALIN S. PEARCE
N/F WHEELABRATOR FRYE INC.
LOT 1 88485 S.F. 2.03 Ac.
LOT 2 101908 S.F. 2.34 Ac.
LOT 3 88969 S.F. 2.04 Ac.
LOT 4 87185 S.F. 2.00 Ac.
LOT 5 87200 S.F. 2.00 Ac.
LOT 6 87311 S.F. 2.00 Ac.
LOT 7 87192 S.F. 2.00 Ac.
LOT 8 87274 S.F. 2.00 Ac.
LOT 9 87174 S.F. 2.00 Ac.
LOT 10 92785 S.F. 2.13 Ac.
LOT 11 93018 S.F. 2.14 Ac.
LOT 12 87463 S.F. 2.01 Ac.
GARRETT DRIVE
SOUTH ROAD
POST ROAD
DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
DRILL HOLE FOUND
IRON PIPE FOUND
IRON PIPE
STONEWALL
RAILROAD SPIKE
GRAPHIC SCALE
FEET
METERS

NOTE: ALL SLOPES TO BE SEEDED AND GRASS TO CATCH PRIOR TO FINAL ROAD ACCEPTANCE.

EXISTING GRAVEL PIT SLOPES ARE NOT TO BE STEEPENED.

NOTE: EACH LOT IS IN COMPLIANCE WITH TOWN ZONING ORDINANCES WITH RESPECT TO SOIL TYPES.

LOCATION MAP

NOTES:

1) OWNER OF RECORD IS SHORELINE DEVELOPMENT CORP. (BK2590-PG.1083
2) THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3) THIS PARCEL IS SHOWN ON ASSESSORS MAP 8, AS LOT 113, TOTAL AREA = 27.47 Ac.
4) PARCEL IS LOCATED IN ZONE R1 (RESIDENTIAL 1)
   MIN. LOT AREA 87120 s.f.
   MIN. FRONTAGE 175'
   MIN. DEPTH, FRONT YARD 30'
   MIN. DEPTH, SIDE & REAR YARD 25'
5) IRON PIPES TO BE SET AT ALL NEWLY CREATED LOT CORNERS.
6) THIS SUBDIVISION SUPERCEDES SUBDIVISION SHOWN ON RCRD PLAN D-4360.

REFERENCES:

1) THE EXISTING PARCEL IS AS SHOWN ON RCRD PLAN D-7546.

Approved By
North Hampton Planning Board
Date August 5, 1986
Leonard P. Saunders

NORTH HAMPTON PLANNING BOARD

CHAIRMAN DATE

D-15305

SUBDIVISION PLAN OF LAND

FOR

SHORELINE DEVELOPMENT CORP.

SOUTH ROAD

COUNTY OF ROCKINGHAM

NORTH HAMPTON, N.H.

SCALE: 1"=100'

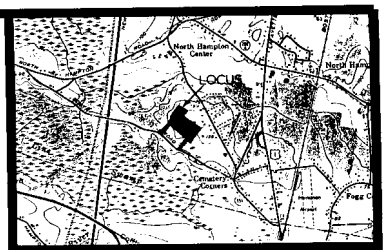
DATE: FEB. 13, 1986
REV.1 MAY 5, 1986 REV.2 JULY 7, 1986
REV.3 JULY 8, 1986

RICHARD P. MILLETTE AND ASSOCIATES
500 MARKET STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

REV.2 MAY 13,1986

#85135

Mar 31 2 48 PM '90



LOCATION MAP

ABUTTERS LIST

Map/Parcel #

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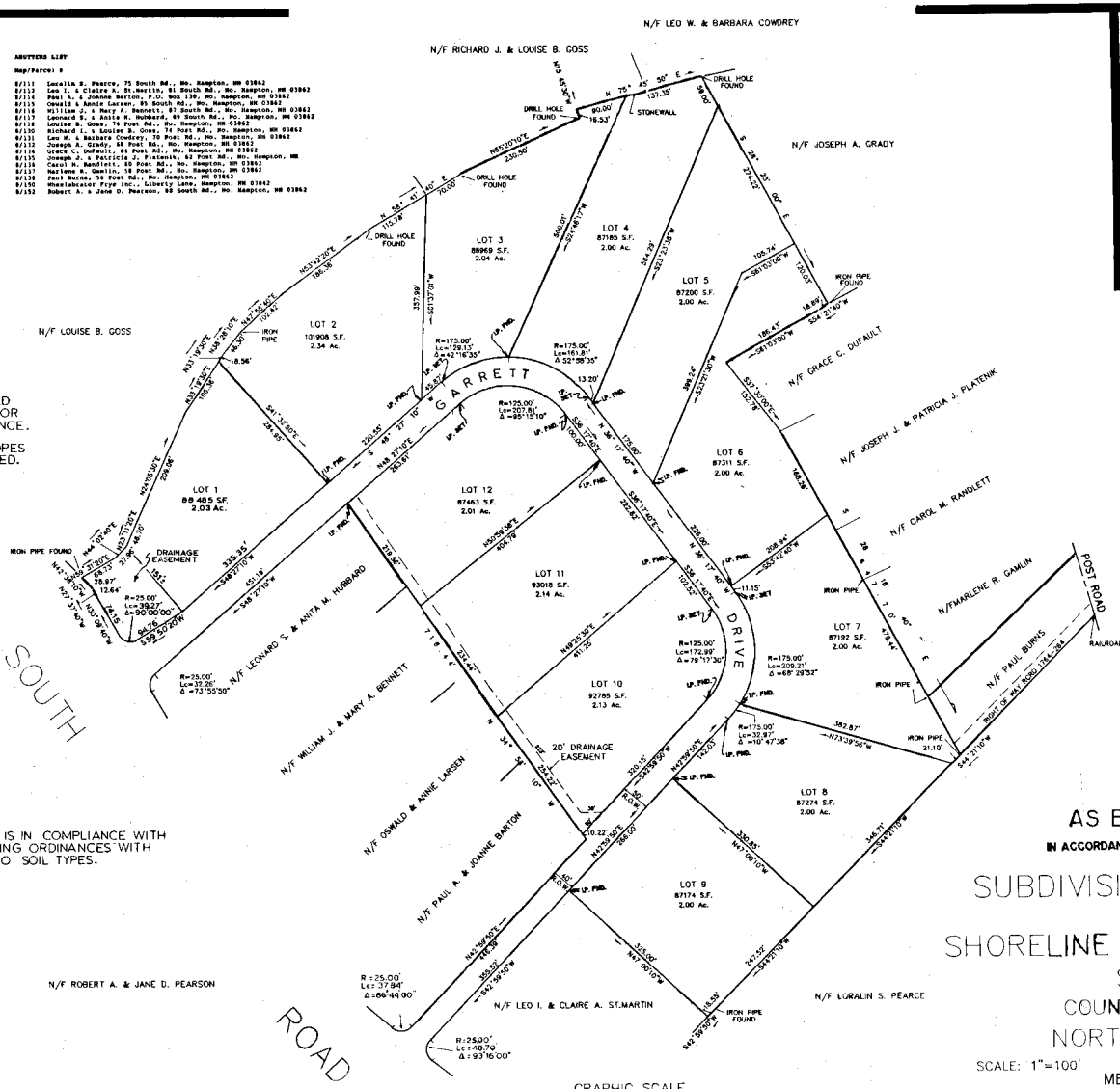
N/F LEO W. & BARBARA COWDREY
N/F RICHARD J. & LOUISE B. GOSS
N/F JOSEPH A. GRADY
N/F LOUISE B. GOSS
N/F GRACE C. DUFAULT
N/F JOSEPH J. & PATRICIA J. PLATENIK
N/F CAROL M. RANDLETT
N/F MARLENE R. GAMLIN
N/F PAUL BURNS
N/F LEONARD S. & ANITA M. HUBBARD
N/F WILLIAM J. & MARY A. BENNETT
N/F OSWALD & ANNIE LARSEN
N/F PAUL A. & JOANNE BARTON
N/F ROBERT A. & JANE D. PEARSON
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GARRETT
DRIVE
SOUTH
ROAD
POST ROAD
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DRILL HOLE FOUND
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DRAINAGE EASEMENT
20' DRAINAGE EASEMENT

NOTE: ALL SLOPES TO BE SEEDED AND GRASS TO CATCH PRIOR TO FINAL ROAD ACCEPTANCE.

EXISTING GRAVEL PIT SLOPES ARE NOT TO BE STEEPENED.

NOTE: EACH LOT IS IN COMPLIANCE WITH TOWN ZONING ORDINANCES WITH RESPECT TO SOIL TYPES.

NOTES:

1) OWNER OF RECORD IS SHORELINE DEVELOPMENT CORP. BK2590-PG.1083
2) THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3) THIS PARCEL IS SHOWN ON ASSESSORS MAP 8, AS LOT 113. TOTAL AREA = 27.47 Ac.
4) PARCEL IS LOCATED IN ZONE R1 (RESIDENTIAL 1)
   MIN. LOT AREA 87120 s.f.
   MIN. FRONTAGE 175'
   MIN. DEPTH, FRONT YARD 30'
   MIN. DEPTH, SIDE & REAR YARD 25'
5) IRON PIPES TO BE SET AT ALL NEWLY CREATED LOT CORNERS.
6) THIS SUBDIVISION SUPERCEDES SUBDIVISION SHOWN ON ROAD PLAN D-4360.

REFERENCES:

1) THE EXISTING PARCEL IS AS SHOWN ON ROAD PLAN D-7546.
2) SEE PLAN ENTITLED SUBDIVISION PLAN OF LAND FOR SHORELINE DEVELOPMENT CORP. BY RICHARD P. MILLETTE & ASSOC. AND RECORDED IN R.C.R.D. AS PLAN D-13105

THE STATE OF NEW HAMPSHIRE FRANK JESITA No. 3953 LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE

100 80 60 40 20 0 50 100 150 200 250 300 350 400 FEET
25 20 15 10 5 0 20 40 60 80 100 120 METERS

NORTH HAMPTON PLANNING BOARD
Approved By
North Hampton Planning Board
Date 5/11/90
CHAIRMAN DATE

AS BUILT PLAN

IN ACCORDANCE WITH SECTION III ARTICLE F SUB. b

OF

SUBDIVISION PLAN OF LAND

FOR

SHORELINE DEVELOPMENT CORP.

SOUTH ROAD

COUNTY OF ROCKINGHAM

NORTH HAMPTON, N.H.

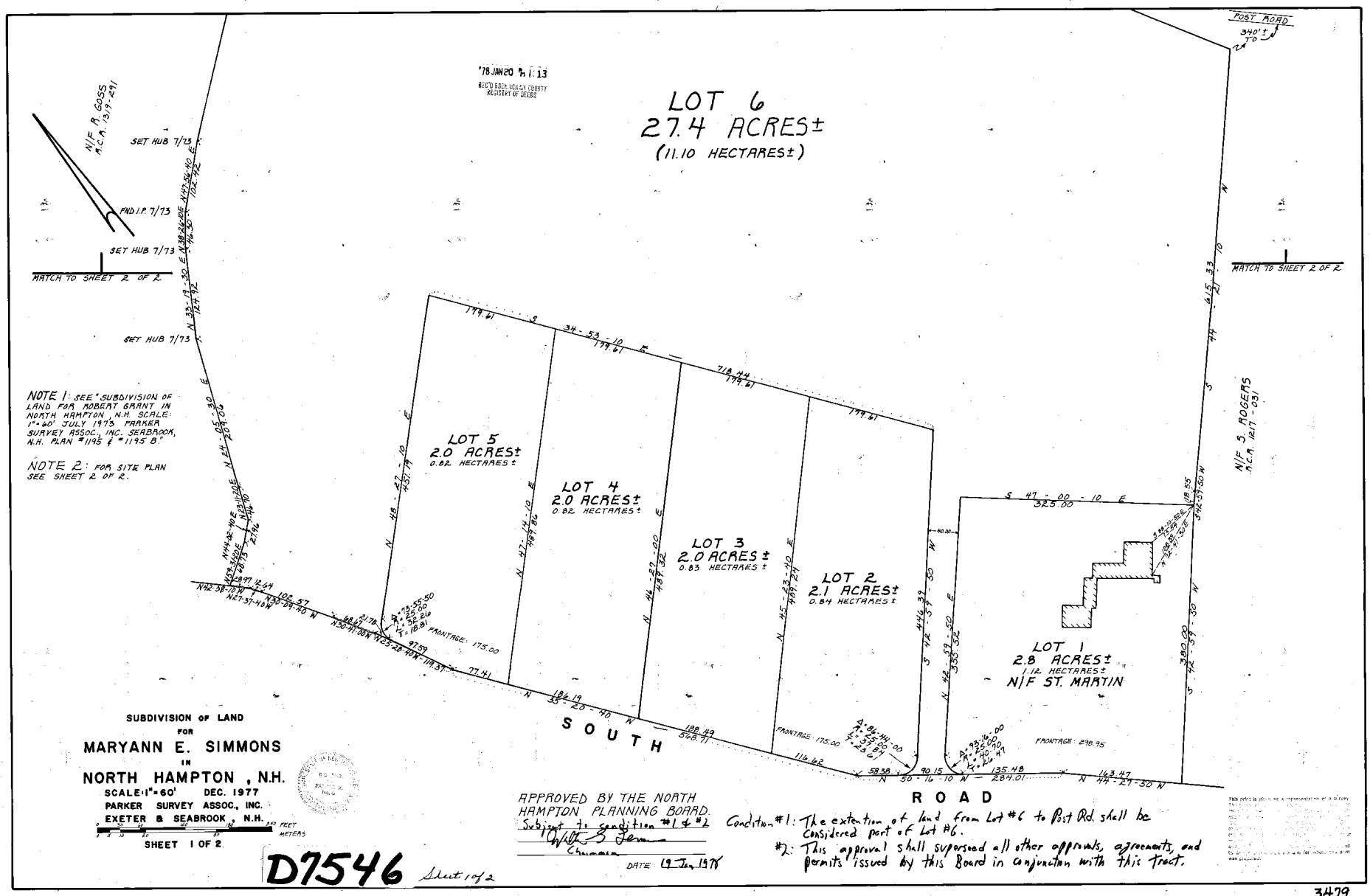
SCALE: 1"=100'

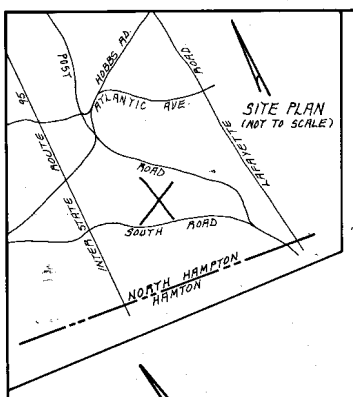
DATE: FEB. 15, 1986
REV.1 MAY 5 1986 REV.2 JULY 7, 1986
REV.3 JULY 8, 1986

MBI ENGINEERING
P.O. BOX 415
PORTSMOUTH, N.H. 03801

REV.2 MAY 13,1986

D-20333


'78 JAN 20 PM 1:13
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS
LOT 6
27.4 ACRES±
(11.10 HECTARES±)
POST ROAD
340'± TO
N/F R. GOSS
N.C.A. 1317-291
SET HUB 7/73
FND I.P. 7/73
SET HUB 7/73
MATCH TO SHEET 2 OF 2
SET HUB 7/73
MATCH TO SHEET 2 OF 2
N/F S. ROGERS
N.C.A. 1217-031
NOTE 1: SEE "SUBDIVISION OF LAND FOR MOBEAT GRANT IN NORTH HAMPTON, N.H. SCALE: 1"=40' JULY 1973 PARKER SURVEY ASSOC., INC. SEABROOK, N.H. PLAN #1195 & #1195 B."
NOTE 2: FOR SITE PLAN SEE SHEET 2 OF 2.
LOT 5
2.0 ACRES±
0.82 HECTARES±
LOT 4
2.0 ACRES±
0.82 HECTARES±
LOT 3
2.0 ACRES±
0.83 HECTARES±
LOT 2
2.1 ACRES±
0.84 HECTARES±
LOT 1
2.8 ACRES±
1.12 HECTARES±
N/F ST. MARTIN
FRONTAGE: 175.00
FRONTAGE: 175.00
FRONTAGE: 298.95
S O U T H
R O A D
SUBDIVISION OF LAND
FOR
MARYANN E. SIMMONS
IN
NORTH HAMPTON, N.H.
SCALE: 1"=60' DEC. 1977
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.
FEET
METERS
SHEET 1 OF 2
D7546
Sheet 1 of 2
APPROVED BY THE NORTH HAMPTON PLANNING BOARD.
Subject to condition #1 & #2
Chairman
DATE 19 Jan 1978
Condition #1: The extention of land from Lot #6 to Post Rd. shall be considered part of Lot #6.
#2: This approval shall supersead all other approvals, agreements, and permits issued by this Board in conjunction with this tract.
3479
SHEET 1 OF 2



APPROVED BY THE NORTH HAMPTON PLANNING BOARD.

See Sheet 1 of 2

DATE: _____

'78 JAN 20 P.M. 1:13
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

SUBDIVISION OF LAND
FOR
MARYANN E. SIMMONS
IN
NORTH HAMPTON, N.H.
SCALE: 1" = 60' DEC. 1977
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.
FEET
METERS
SHEET 2 OF 2

NOTE 1: SEE "SUBDIVISION OF LAND FOR ROBERT GRANT IN NORTH HAMPTON, N.H. SCALE: 1" = 60' JULY 1973 PARKER SURVEY ASSOC., INC. SEABROOK, N.H. PLAN # 1195 & #1195 B."

N/F L. CONDAREY

SET D.H. 7/73

N/F J.E. MARQUARDT

S 28-23-00 E 455.23

SET D.H. 7/73
N 75-45-50 W

N 75-45-50 E 227.35

SET HUB 7/73

N/F G. LANDRY

N/F J.J. & P.J. PLATENIK

N/F W. DOYLE

N/F M.A. GAMLIN

N/F N. VANGEL

N/F A. GRANT

POST ROAD

340'± TO

N 65-40-10 E 230.38

N 58-41-40 E 182.78

N 53-42-20 E 160.36

N 47-56-40 E 102.42

N 38-26-00 E 46.30

SET D.H. 7/73

FND I.P. 7/73

SET HUB 7/73

N/F A. GOSS
R.C.R.D. 3149-291

FND I.P. 7/73

SET HUB 7/73

S 67-03-00 W 184.43

FND I.P. 7/73

S 37-30-00 E 132.78

S 28-18-40 E 340.75

LOT 6
27.4 ACRES±
(11.10 HECTARES±)

This print is given as a representation of a survey. The information contained on this print is subject to the limitations and restrictions of the surveyor who prepared the survey. The surveyor's liability for errors or omissions in this print is limited to the amount paid for

14032

Jul 6 10 02 AM '81

I, Maryann E. Simmons, a married individual, of 54 Walnut Avenue, North Hampton, New Hampshire, owner of the land on South Road and Post Road in North Hampton, New Hampshire as shown on the Plans of Land #D7546 by Parker Survey dated December 1977 and on January 20, 1978 recorded at the Registry of Deeds, hereby grant to John F. Coughlin and Michele O. Coughlin. of 22 Naves Road, Hampton, New Hampshire, the following:

> The right to cross a portion of a strip of my land beginning at Post Road and running along the left side of said strip by the land now or formerly of Wayne A. and Ruth E. Mann and a portion of land of said grantees, for a distance of 250 feet, more or less, and then turning onto the land of said grantees, for the purpose of the installation and maintenance of a private water pipe for the grantees.

I, Peter S. Simmons, husband of Maryann E. Simmons, hereby grant the same as above described.

In witness whereof, we have set our hands this 3rd day of July, 1981.

Witness:

Maryann E. Simmons

Peter S. Simmons

State of New Hampshire
County of Rockingham

On this 3rd day of July, 1981, personally appeared before me Maryann E. Simmons and Peter S. Simmons and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Notary Public
Justice of the Peace

WILLIAM WEINHOLD, Notary Public
My Commission Expires [illegible] 1983

STATE OF NEW HAMPSHIRE
STATE TAX COMMISSION
R.S.A 78-B
TAX ON TRANSFER OF REAL PROPERTY
JUL - 6'81
P.B. 106S
10.00
094073

STATE OF NEW HAMPSHIRE
STATE TAX COMMISSION
R.S.A.78-B
TAX ON TRANSFER OF REAL PROPERTY
JUL - 6'81
P.B. 106S
10.00
094074

BK2882 P2254

Warranty Deed

STEPHEN G. HERMANS and DEBRA PEROU-HERMANS, husband and wife,

of Exeter Rockingham County, State of

New Hampshire, for consideration paid, grant to THOMAS NIGRELLI, Trustee of Mace Road Realty Trust, by Declaration of Trust dated October 4, 1990 and recorded in Rockingham County Registry of Deeds at Book 2854, Page 0799,

of 140 Atlantic Avenue (Street) North Hampton (Town or City) Rockingham County

State of New Hampshire, with WARRANTY covenants, the following described premises:

A certain tract or parcel of land, situated in North Hampton, Rockingham County, New Hampshire and shown as Lot #7 (seven) on plan entitled "As-built plan, in accordance with Section III, Article F, Sub. b, of Subdivision Plan of land for Shoreline Development Corp., South Road, County of Rockingham, North Hampton, NH" dated February 13, 1986, subsequently revised and approved by the North Hampton Planning Board May 17, 1990 and recorded in the Rockingham County Registry of Deeds as Plan D-20333.

Said Lot #7 contains 2.00 acres, more or less.

Subject to the utiltiy easement recorded at Book 2656, Page 52 and the water pipe easement recorded at Book 2393, Page 168.

Being the same premises conveyed to the grantors by Foreclosure Deed of Shawmut Bank, N.A. dated April 12, 1991 recorded at the Rockingham County Registry of Deeds at Book 2873, Page 990.

JUL 3 3 44 PM '91 2387'2

ROCKINGHAM COUNTY REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
MC SA PE 070391 $378.00
XV THOUSAND 3 HUNDRED AND 78 DOLLARS
CONTROL NUMBER 21864 VOID IF ALTERED

husband wife, of said Grantor, release to said Grantee all rights of homestead and other interests, if any, herein.

WITNESS our hand s this 3 day of July, 19 91

Stephen G. Hermans

Debra Perou-Hermans

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 3 day of July, 19 91, by Stephen G. Hermans and Debra Perou-Hermans

ROXANNE M. FULEX NOTARY PUBLIC

~~Justice of the Peace~~/Notary Public

My Commission Expires February 25, 1993

BK 4700 PG 1370

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

5 THOUSAND 1 HUNDRED AND 8 DOLLARS

MO	DAY	YR	AMOUNT
08	28	06	$5108.00

VOID IF ALTERED

When Recorded Mail To:

MAIL TO

Layton Cote

5 Garrett Drive

North Hampton, NH 03862

053414

2006 AUG 28 PM 3:29

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Warranty Deed

State of New Hampshire

County of Rockingham

, unmarried

Laurie E. Daddario of Rockingham County, State of New Hampshire, for consideration paid, grant to **Layton Cote** of 56 Hampton Towne Estates, Hampton, Rockingham County, New Hampshire 03842, with warranty covenants, the land together with the buildings and improvements thereon, in Rockingham County, New Hampshire bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

~~(wife) (husband)~~ of said grantor, release to said grantee all rights of homestead and other interests therein.

Witness their hands this 28th day of August, 2006

Laurie E. Daddario

Laurie Daddario

By Laurie E. Daddario

x unmarried

State of New Hampshire

County of Rockingham

On this the 28th day of August, 2006 before me, Chris Carrera the undersigned officer, personally appeared **Laurie E. Daddario**, known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Title of Officer

EXHIBIT "A"

A certain tract or parcel of land, and the buildings thereon, situated in North Hampton, Rockingham County, New Hampshire and shown as Lot #7 (seven) on a plan of land entitled "As-built plan, in accordance with Section III, Article F, Sub. b, of Subdivision Plan of Land for Shoreline Development Corp., South Road, County of Rockingham, North Hampton, NH" prepared by MBI Engineering, recorded at the Rockingham County Registry of Deeds as Plan Number D-20333.

Meaning and intending to convey the premises conveyed by Deed dated August 28, 1991 and recorded in said Registry of Deeds in Book 2888, Page 2747.

Reel 1544 190 123

D. Sanderson

1544 190

Know All Men by these Presents,

That we, Maurice B. Messer and Marjorie M. Messer, both of North Hampton, in the County of Rockingham and State of New Hampshire,

for and in consideration of the sum of - - - - One Dollar - - - - to us in hand before the delivery hereof well and truly paid by Ronald H. Evans and Edna B. Evans, both of North Hampton aforesaid,

the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ronald H. Evans and Edna B. Evans, as JOINT TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns forever

A certain lot of land with the buildings thereon, situate in North Hampton, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Northeasterly corner of the granted premises at an iron pipe in the Westerly side of Post Road at land of Wallace B. Mann and Ethel G. Mann, thence running South 63° West by said Manns' land to land now or formerly of Ethel G. Mann; thence turning and running Southerly by said land of Ethel G. Mann one hundred fifty (150) feet, more or less, to a point; thence turning and running Easterly by other land now or formerly of said Ethel G. Mann one hundred fifty (150) feet, more or less, to Post Road; thence turning and running Northerly along the Westerly side of Post Road one hundred fifty-four and fifty hundredths (154.50) feet, more or less, to the point of beginning.

Being part of the premises conveyed to us by Ethel G. Mann by deed dated May 16, 1951 and recorded in Rockingham Registry of Deeds, Book 1203, Page 403.

Subject to the taxes of the Town of North Hampton for the year 1960.

US Rev Stamps $13.75

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to them the said Ronald H. Evans and Edna B. Evans, as JOINT and TENANTS with right of survivorship and not as tenants in common, the survivor and his or her heirs and assigns, to them and their only proper use and benefit forever. And we, the said Maurice B. Messer and Marjorie M. Messer, for ourselves and our heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Ronald H. Evans and Edna B. Evans, the survivor and his or her heirs and assigns that until the delivery hereof we are the lawful owners of the said premises, and are seized and possessed thereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that we and our heirs, executors and administrators, shall and will WARRANT AND DEFEND the same to the said Ronald H. Evans and Edna B. Evans, the survivor and his or her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And we, Maurice B. Messer and Marjorie M. Messer, husband and wife, in consideration aforesaid, do hereby relinquish all rights as such in the before mentioned premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by the laws of New Hampshire.

In Witness Whereof we have hereunto set our hands and seals this ninth day of May in the year of our Lord 1960.

Signed, sealed and delivered in the presence of us:

David Sanderson

Maurice B. Messer

Marjorie M. Messer

State of New Hampshire, Rockingham, ss. May 9, A. D. 19 60.

Personally appeared the above named Maurice B. Messer and Marjorie M. Messer, and acknowledged the foregoing instrument to be their voluntary act and deed—Before me:

David Sanderson *Justice of the Peace.*

Rec'd & recorded May 10, 10:50 A.M., 1960.

129

rel. Grantee

1433 288

No income stamps necessary

DEED OF WARRANTY

Maurice B. Messer and Marjorie Messer, husband and wife,

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to Wallace B. Mann and Ethel G. Mann as joint tenants with rights of survivorship

of North Hampton, Rockingham County, State of New Hampshire, with WARRANTY covenants, a certain parcel or

(Description and incumbrances, if any)

tract of land situated on the westerly side of Post Road, so-called, in the Town of North Hampton, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at a certain pipe on the westerly sideline of said Post Road, at the southeasterly corner of the tract herein conveyed, and proceeding S68° W for a distance of 156.8 feet by other land of the grantors to a pipe; thence turning and proceeding N 12° W by other land of the grantors for a distance of 91 feet to another point; thence turning and proceeding by the land of Albert C. and Alice B. Pearson N 48° E for a distance of 183 feet to a pipe; thence turning and proceeding along the westerly sideline of Post Road S 10° E for a distance of 161.50 feet to the point of beginning.

Being a portion of the premises acquired by the grantors from the grantees by Warranty Deed dated July 1955 and recorded in Rockingham Records Book 1208 Page 403.

wife ~~husband~~ of said Grantor releases to said Grantee all right of ~~her~~ ~~xxxx~~ ~~xxxxxx~~ ~~xxxxx

129

PARTIAL RELEASE 1433 289

For value received the Hampton Cooperative Bank, a corporation duly authorized under the laws of the State of New Hampshire and having its principal place of business at Hampton in the County of Rockingham and State of New Hampshire, does hereby partially release the parcel of land described herein from the following mortgage, that is, the mortgage given by Maurice B. and Marjorie Messer to the Hampton Cooperative Bank dated July 19th 1955 and recorded in Rockingham Records, Book 1361 , Page 426 , said Partial Release being wholly as to the premises described in this deed.

It is understood that the giving of this partial release in no way affects the validity of the mortgage in regard to the remaining tracts.

In witness whereof the said Hampton Cooperative Bank has hereunto set its hand and seal this 4th day of June, 1957.

HAMPTON COOPERATIVE BANK

By _____

Corp. Seal

Rec. & recorded June 4, 2:30 P.M. 1957

STATUTORY FORM

DEED OF WARRANTY

Maurice B. and Marjorie Messer

TO

Wallace B. and Ethel G. Mann

Part Parcel

ROCKINGHAM REGISTRY.

Received June 4 - 1957 2m. 19 57

Recorded in Vol. 1433, Page 288

Attest: _____

Register

FROM THE LAW OFFICES OF
WILLIAM W. TREAT
ATTORNEY AT LAW
HAMPTON COOPERATIVE BANK BUILDING
HAMPTON, NEW HAMPSHIRE

SENTINEL PRINTING CO.
KEENE, N. H.
Form No. 1

181

R 715

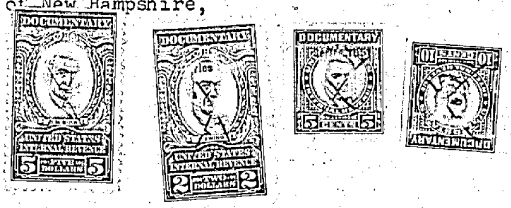
Know all Men by these Presents

1208 403

Del. to M.R. Mann

US Rev Stamps #715

THAT I, Ethel G. Mann, of North Hampton, in the County of Rockingham, and the State of New Hampshire,



in consideration of One dollar and other valuable considerations

to me paid by Maurice Burt Messer and Marjorie Messer, of North Hampton, in the County of Rockingham, and the State of New Hampshire,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for myself and my heirs, by these presents, give, grant, bargain, sell and convey unto the said Maurice Burt Messer and Marjorie Messer, as joint tenants with the right of survivorship and not as tenants in common, the survivor of them, his or her

heirs and assigns, forever.

A certain tract of land, with the buildings thereon, situated in North Hampton, in the County of Rockingham, and the State of New Hampshire, on the Westerly side of the Post Road, so called, sometimes referred to as the road leading to Hampton, and bounded and described as follows:

Beginning at the northeast corner of the tract herein conveyed and on the westerly side of said Post Road and thence running 177 feet along the southerly side of a private way to an iron pipe; thence turning and running southerly along other land of said Ethel G. Mann 241 feet to an iron pipe; thence turning and running easterly along other land of said Ethel G. Mann 150 feet to an iron pipe on the westerly side of said Post Road; thence turning and running northerly along the westerly side of said Post Road 316 feet to the point of beginning.

Being a portion of the same premises conveyed to me by warranty deed of Elmie F. B. Davis, dated July 17, 1934, and recorded in Rockingham Records, Book 896, Page 114.

This conveyance is subject to the 1951 real estate taxes which the grantees, by accepting this deed, agree to assume and pay.

1208 404

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereto belonging, to the said grantees, the survivor of them, his or her heirs and assigns, to their use and behoof forever. And I do covenant with the said grantees, the survivor of them, his or her heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; except as aforesaid;

that I have good right to sell and convey the same to the said grantees in manner aforesaid: and that I and my heirs will warrant and defend the same premises to the said grantees, the survivor of them, his or her heirs and assigns, forever, against the lawful claims and demands of all persons

And I, Wallace R. Mann, husband of the said Ethel G. Mann,

in consideration aforesaid, do hereby relinquish my right ~~xxxxxxxx~~ out of curtesy in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness Wherof We have hereunto set our hands and seals this 16th day of May in the year of our Lord, one thousand nine hundred and fifty-one.

Signed, sealed and delivered in presence of us:

John Hutchins
witness to both

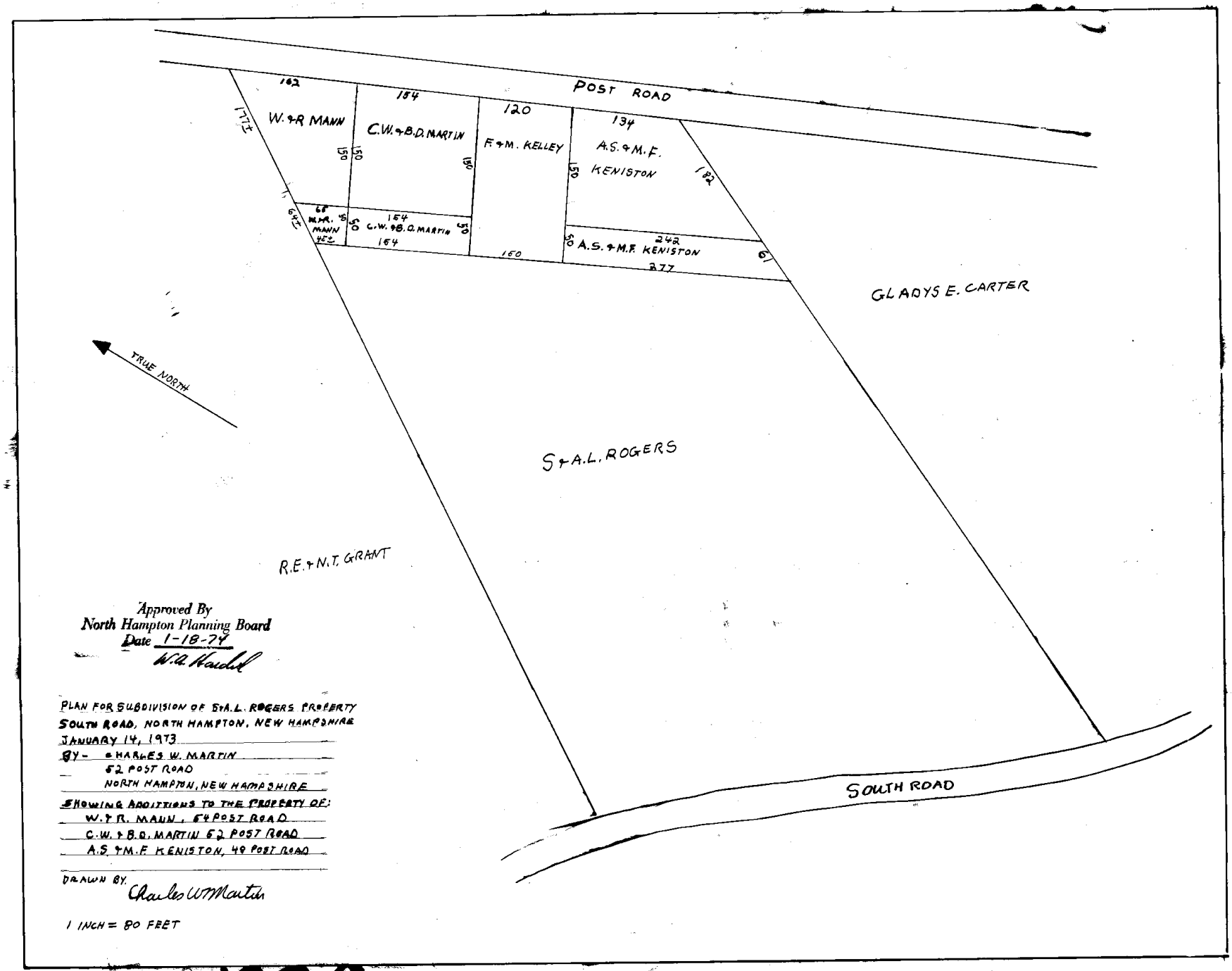
Ethel G. Mann
Wallace R Mann

State of New Hampshire

ROCKINGHAM, ss. May 16, 1951. Then the above named Wallace R. Mann and Ethel G. Mann personally appearing, acknowledged the above instrument to be their free act and deed, before me-

John Hutchins
Justice of the Peace

Received and recorded May 21, 9:30 A.M., 1951.



Approved By
North Hampton Planning Board
Date 1-18-74
W.A. Haubl

PLAN FOR SUBDIVISION OF S & A.L. ROGERS PROPERTY
SOUTH ROAD, NORTH HAMPTON, NEW HAMPSHIRE
JANUARY 14, 1973
BY - CHARLES W. MARTIN
52 POST ROAD
NORTH HAMPTON, NEW HAMPSHIRE
SHOWING ADDITIONS TO THE PROPERTY OF:
W. & R. MANN, 64 POST ROAD
C.W. & B.D. MARTIN 52 POST ROAD
A.S. & M.F. KENISTON, 49 POST ROAD

DRAWN BY.
Charles W Martin

1 INCH = 80 FEET

'74 JAN 23 PM 9:39

'74 JAN 23 PM 9:39
ROCKINGHAM COUNTY REGISTRY OF DEEDS

C-4225

Jul 27 3 02 PM '84 Rockingham County Registry of Deeds

ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

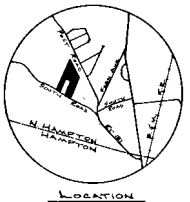
ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

PAUL M. DURGIN No. 963 REGISTERED LAND SURVEYOR

REVISIONS-



MAGNETIC 1961

L.I.F.C.A. ST. MARTIN

MARYANN E. SIMMONS

N43°-08-00"E 744.82'

N46°-54-55"E 75.52'

WIRE FENCE & SHRUB TREES ON BOUNDS

N42°-08-35"E 197.18'

N41°-52-50"E 61.99'

POST W/WIRE

AREA = 4.26 ACRES (1)

S.42°-08-35"W 457.06'

TO ROUTE 101-B

SOUTH ROAD

N.46°-46'-50"E 504.85'

N.43°-13'-35"W 144.82'

N.43°-13'-35"W 144.82'

IRON PIPE SET

N.87°-04'-50"E 76.21'

ALAN J. & PAMELA S. WATSON

S.46°-46'-50"W 504.85'

S.43°-13'-35"E 144.82'

IRON PIPE FOUND

N.87°-04'-50"E 69.16'

AREA = 4.26 ACRES (2)

N.87°-04'-50"E 449.72'

S.46°-46'-50"W 449.72'

S.E. & L. PEARCE

N.43°-13'-35"W 144.82'

S.43°-13'-35"E 144.82'

N.43°-08'-40"E 200.05'

S.42°-24'-36"W 457.10'

W.J. & T.R. CREIGHTON

S.43°-08'-40"W 200.05'

N.43°-08'-40"E 200.05'

S.43°-08'-40"W 190.99'

A.F. & F.P. HANSCOM

S.89°-10'-36"W 190.99'

IRON PIPE FOUND

DRILL HOLE SET

WAYNE A. & KEITH R. MANN

CHARLES W. & BARBARA D. MARTIN

FRANCIS B. & MARION D. KELLEY

ASA S. & MARGARET F. KENISTON

GLADYS E. CARTER

POST ROAD RTE. 151

HAMPTON

TO ROUTE 151

ABUTTERS WITHIN 200' RADIUS

John & Michelle Coughlin - 79 South Road - North Hampton, N.H.
Stephen E. & Lorraine S. Pearce - 76 South Road - North Hampton, N.H.
William J. & Teresa E. Creighton - 50 Post Road - North Hampton, N.H. 03862
Gladys E. Carter - 84 Post Road - North Hampton, N.H. 03862
Brittiann Dominque - 25 New Road - North Hampton, N.H. 03862
Alan J. & Pamela S. Watson - 77 South Road - North Hampton, N.H. 03862
Leonard S. & Anita M. Hubbard - 89 South Road - North Hampton, N.H. 03862
Marlene E. Gaulin - 58 Post Road - North Hampton, N.H. 03862
Allen F. & Frances P. Hanscom - 71 South Road - North Hampton, N.H.
Wayne A. & Keith R. Mann - Carter Hill Road - Canterbury, N.H. 03224
John & Helen Savage - P.O. Box 135 - North Hampton, N.H. 03862
Francis B. & Marion D. Kelley - 50 Post Road - North Hampton, N.H. 03862
Asa S. & Margaret F. Keniston - 46 Post Road - North Hampton, N.H. 03862
Charles W. & Barbara D. Martin - 82 Post Road - North Hampton, N.H. 03862
Maryanne E. Simmons - South Road - North Hampton, N.H. 03862
Leo J. & Claire St. Martin - 84 South Road - North Hampton, N.H. 03862
Nick & Kaelenia Vangel - 86 Post Road - North Hampton, N.H. 03862
Edward J. & Mary J. Vermeersch - 69 South Road - North Hampton, N.H. 03862
Alice B. Pearson - 76 South Road - North Hampton, N.H. 03862
Walter J. & Marlene E. Tomaszewski - 66 South Road - North Hampton, N.H. 03862

Approved By
North Hampton Planning Board
Date 6 Dec 1979
[signature]

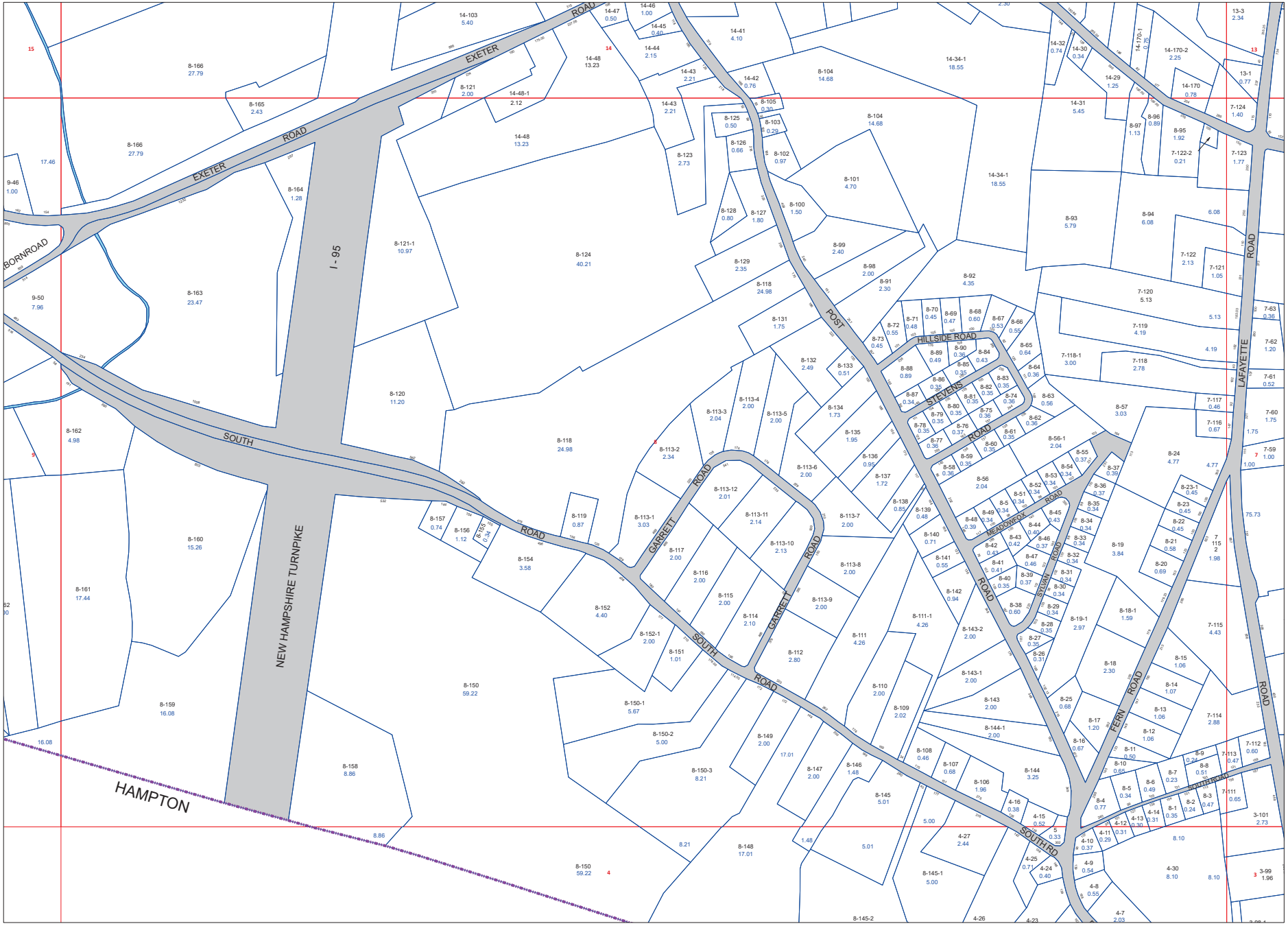
SUBDIVISION OF LAND
NORTH HAMPTON, N.H.
FOR
JOHN & MICHELE COUGHLIN

SCALE: 1 INCH = 50 FEET — OCTOBER 29, 1979

50 0 50 100 150 200 FEET
25 0 25 50 METERS

FILE NO. 3185
PLAN NO. 5555-1

D-12671



Tax Map

8

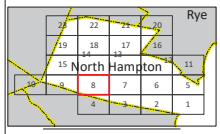
Town of North Hampton
New Hampshire

Legend

- North Hampton Tax Parcels 2022
- Town Boundary
- Little Boar's Head Precinct Line
- Water
- Road ROW

3 Parcel Number
3 Disjointed Parcel Number
2 Survey Lot Number
100 Dimension

This map is intended for assessment purposes only.This map was compiled from tax maps, orthophotography, and other public records and data.Users should consult the public primary source documents for verification of the information provided on this map.



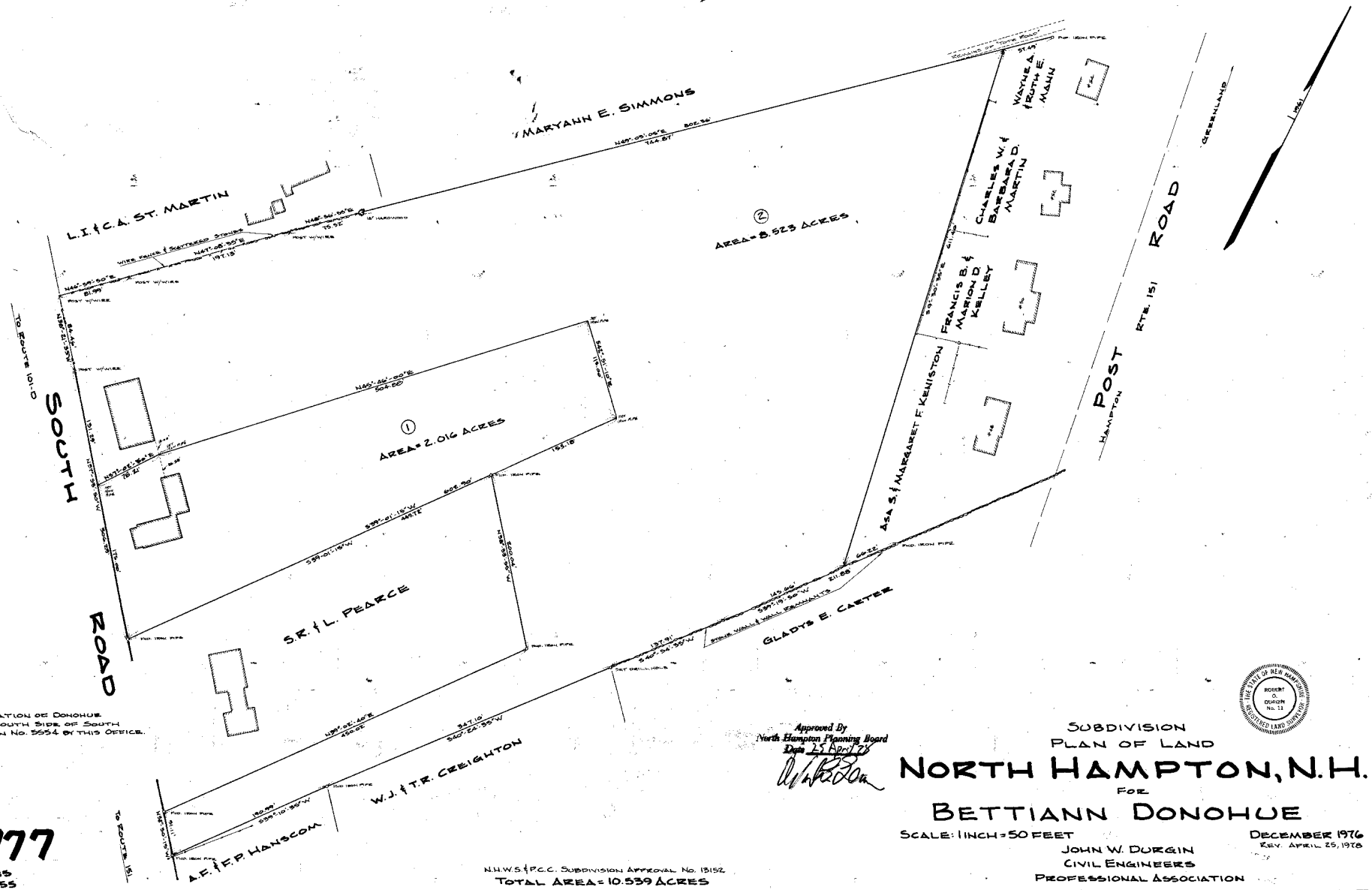
Original composite tax map created by Edward M. Smith, surveyor, April 1, 1940. Digitized by the Rockingham Planning Commission 1990s, Subsequently updated by James Verra and Associates, Inc. Last updated by The Rockingham Planning Commission in August 2021, and Spring 2022.

ROCKINGHAM PLANNING COMMISSION
theRPC.org

Date: 4/8/2022 Sheet: 8

'78 MAY -8 P 9:53
ROC'S ROCKINGHAM COUNTY
REGISTRY OF DEEDS

11397



For a Delineation of Donohue Land on the South Side of South Road, see Plan No. 5554 by this office.

Approved By
North Hampton Planning Board
Date 25 April 78

ROBERT O. DURGIN No. 11 THE STATE OF NEW HAMPSHIRE REGISTERED LAND SURVEYOR

SUBDIVISION
PLAN OF LAND
NORTH HAMPTON, N.H.
FOR
BETTIANN DONOHUE

SCALE: 1 INCH = 50 FEET
DECEMBER 1976
REV. APRIL 25, 1978

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

N.H.W.S.&P.C.C. SUBDIVISION APPROVAL NO. 13152
TOTAL AREA = 10.539 ACRES

D-7777

FILE NO. 3185
PLAN NO. 5555

Durgin

5 GARRETT RD

Location	5 GARRETT RD	**Mblu**	008/ 113/ 007/ /
Acct#	000997	**Owner**	COTE LAYTON
Assessment	$458,100	**Appraisal**	$458,100
PID	1833	**Building Count**	1
Legal Description		**Lot Type**	
topoTopography	Rolling	**Utility**	Septic,Electric,Public Water
Location		**Street/Road**	Paved

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$267,500	$190,600	$458,100
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$267,500	$190,600	$458,100

Owner of Record

Owner	COTE LAYTON	**Sale Price**	$341,000
Co-Owner		**Certificate**	
Address	5 GARRETT RD NO HAMPTON, NH 03862	**Book & Page**	4700/1370
		Sale Date	08/28/2006
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
COTE LAYTON	$341,000		4700/1370	1O	08/28/2006
DADDARIO EDWARD M & LAURIE E	$110,000		2888/2747		09/28/1991

Building Information

Building 1 : Section 1

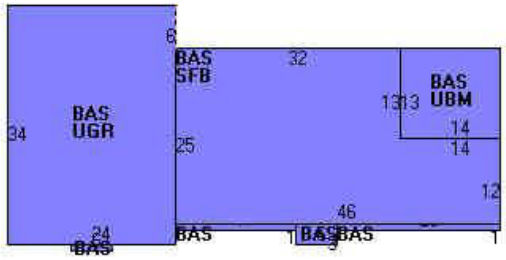
Year Built: 1990
Living Area: 2,030
Replacement Cost: $275,797
Building Percent Good: 97
Replacement Cost Less Depreciation: $267,500

Building Attributes	
Field	**Description**
Style:	Split-Level
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	00
Cndtn	
MH Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

Building Photo
(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\82\79.jpg)

Building Layout



(http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketches/1833_1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,030	2,030
SFB	Basement,Raised Finished	968	0
UBM	Basement, Unfinished	182	0
UGR	Garage, Basement	816	0
		3,996	2,030

Extra Features

Extra Features	Legend

No Data for Extra Features

Parcel Information

Use Code	1010
Description	SINGLE FAM MDL-01
Deeded Acres	2

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R1
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2
Frontage	
Depth	
Assessed Value	$190,600
Appraised Value	$190,600

Outbuildings

Outbuildings								Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**	**Bldg #**	**Comment**
RPV3	PAV - LG			1.00 UNITS	$0	$0	1	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$267,500	$190,600	$458,100
2020	$267,500	$190,600	$458,100
2019	$267,500	$190,600	$458,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$267,500	$190,600	$458,100
2020	$267,500	$190,600	$458,100
2019	$267,500	$190,600	$458,100

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54 POST RD

Location	54 POST RD	**Mblu**	008/ 139/ 000/ /
Acct#	001058	**Owner**	FRECHETTE ALLEN & DIANNE TRSTEE
Assessment	$260,800	**Appraisal**	$260,800
PID	1860	**Building Count**	1
Legal Description		**Lot Type**	
topoTopography	Level	**Utility**	Septic,Electric,Public Water
Location		**Street/Road**	Paved

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$99,200	$161,600	$260,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$99,200	$161,600	$260,800

Owner of Record

Owner	FRECHETTE ALLEN & DIANNE TRSTEE	**Sale Price**	$310,000
Co-Owner	FRECHETTE FAMILY REV TR	**Certificate**	
Address	54 POST ROAD N HAMPTON, NH 03862	**Book & Page**	6372/908
		Sale Date	01/06/2022

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
FRECHETTE ALLEN & DIANNE TRSTEE	$310,000		6372/908	01/06/2022
MANN WAYNE A & RUTH E TRUSTEES	$0		3123/1942	05/13/1993

Building Information

Building 1 : Section 1

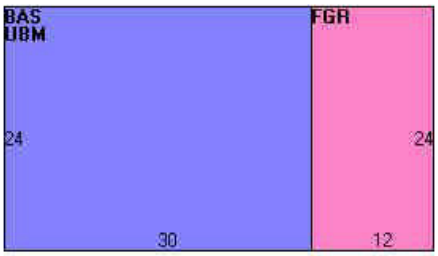
Year Built:	1957
Living Area:	720
Replacement Cost:	$138,510
Building Percent Good:	70
Replacement Cost Less Depreciation:	$97,000

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Quarry Tile
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	00
Cndtn	
MH Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\49\98.jpg)

Building Layout



(http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketches/1860_1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	720	720
FGR	Garage,Framed	288	0
UBM	Basement, Unfinished	720	0
		1,728	720

Extra Features

Extra Features								Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**	**Bldg #**	**Comment**

FPL1	FIREPLACE 1 ST			1.00 UNITS	$2,200	$2,200	1	

Parcel Information

Use Code	1010
Description	SINGLE FAM MDL-01
Deeded Acres	0.48

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R1
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.48
Frontage	
Depth	
Assessed Value	$161,600
Appraised Value	$161,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$99,200	$161,600	$260,800
2020	$99,200	$161,600	$260,800
2019	$99,200	$161,600	$260,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$99,200	$161,600	$260,800
2020	$99,200	$161,600	$260,800
2019	$99,200	$161,600	$260,800

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79 SOUTH RD

Location	79 SOUTH RD	**Mblu**	008/ 111/ 000/ /
Acct#	000979	**Owner**	COUGHLIN JOHN F & MICHELE O
Assessment	$562,800	**Appraisal**	$562,800
PID	1824	**Building Count**	2
Legal Description		**Lot Type**	
topoTopography	Rolling	**Utility**	Septic,Electric,Public Water
Location		**Street/Road**	Paved

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$361,100	$201,700	$562,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$361,100	$201,700	$562,800

Owner of Record

Owner	COUGHLIN JOHN F & MICHELE O	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	79 SOUTH RD NORTH HAMPTON, NH 03862	**Book & Page**	2273/0087
		Sale Date	01/01/1900

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
COUGHLIN JOHN F & MICHELE O	$0		2273/0087	01/01/1900

Building Information

Building 1 : Section 1

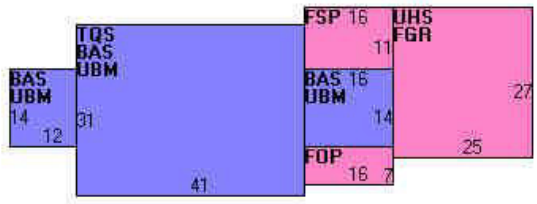
Year Built: 1986
Living Area: 2,616
Replacement Cost: $388,816
Building Percent Good: 82
Replacement Cost Less Depreciation: $318,800

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average +25
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	00
Cndtn	
MH Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

Building Photo
(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\88\59.jpg)

Building Layout



(http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketches/1824_1

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,663	1,663
TQS	Three Quarter Story	1,271	953
FGR	Garage,Framed	675	0
FOP	Porch, Open	112	0
FSP	Porch, Screen, Framed	176	0
UBM	Basement, Unfinished	1,663	0
UHS	Half Story, Unfinished	675	0
		6,235	2,616

Building 2 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:

Replacement Cost
Less Depreciation: $0

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Accessory Bldg
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
MH Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\61\23.jpg)

Building Layout

Building Layout
(http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketches/1824_2

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features								Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**	**Bldg #**	**Comment**
FPL3	2 STORY CHIM			1.00 UNITS	$3,100	$3,100	1	

Parcel Information

Use Code	1010
Description	SINGLE FAM MDL-01
Deeded Acres	4.26

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R1
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	4.26
Frontage	
Depth	
Assessed Value	$201,700
Appraised Value	$201,700

Outbuildings

Outbuildings								Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Assessed Value**	**Bldg #**	**Comment**
BRN6	2 STY W/BSMT			3024.00 S.F.	$39,200	$39,200	2	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$361,100	$201,700	$562,800
2020	$361,100	$201,700	$562,800
2019	$361,100	$201,700	$562,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$361,100	$201,700	$562,800
2020	$361,100	$201,700	$562,800
2019	$361,100	$201,700	$562,800

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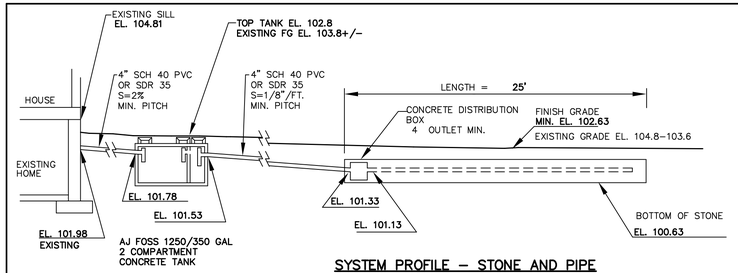
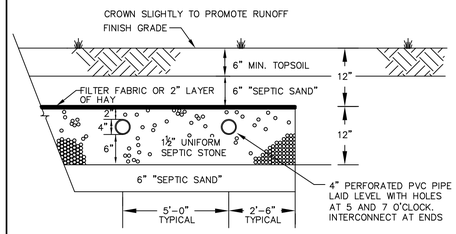
RESOLVE PLAN INTENT APPROACH – FAILED OR NOT FAILED



SYSTEM PROFILE – STONE AND PIPE

N.T.S.



FIELD CROSS SECTION

NTS

TEST PIT DATA:

SUSAN J. FARETRA DESIGNER #946 DATE: 5/2/2022
WITNESS: MICHAEL CUOMO

TEST PIT #1:
0–10" 10YR3/3 DARK BROWN FINE SANDY LOAM, GRANULAR, FRIABLE
10–21" 10YR4/6 DARK YELLOWISH BROWN LOAMY SAND, GRANULAR, FRIABLE
21–66" 10YR4/4 DARK YELLOWISH BROWN COARSE SAND, SINGLE GRAIN, LOOSE
66–103" 2.5Y5/6 LIGHT OLIVE BROWN MEDIUM SAND, SINGLE GRAIN, LOOSE

ESHWT: NONE TO 84" RESTRICTIVE: NONE
ROOTS: 48" NO OBSERVED WATER REFUSAL: NONE
PERC RATE: 2 MIN/IN AT 26"

TEST PIT #2:
0–10" 10YR3/3 DARK BROWN FINE SANDY LOAM, GRANULAR, FRIABLE
10–30" 10YR4/6 DARK YELLOWISH BROWN GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE
30–80" 10YR4/4 DARK YELLOWISH BROWN SAND, SINGLE GRAIN, LOOSE

ESHWT: NONE TO 44" RESTRICTIVE: NONE
ROOTS: 18" NO OBSERVED WATER REFUSAL: NONE
PERC RATE: 8 MIN/IN AT 26"

PLAN INTENT:

FAILED SYSTEM REPLACEMENT
(NO EXPANSION OF USE PROPOSED)

EXISTING SYSTEM CONSTRUCTED PRIOR TO STATE REGULATION (1967). THE EXISTING SYSTEM CONSISTS OF A SEPTIC TANK LEADING TO AN ASSUMED DRY WELL AND A GRAY WATER LINE LEADING TO WHAT IS AN ASSUMED DRY WELL. EXISTING SYSTEM IS LIKELY UNDERSIZED FROM CURRENT STANDARDS AND HAS RECENTLY HAD ROOT BLOCKAGES REMOVED.

DESIGN CALCULATIONS:

HYDRAULIC LOADING: 2 BEDROOMS = 300 GALLONS PER DAY

PERCOLATION RATE: 2 MIN./INCH AT 28 INCHES

EFFLUENT DISPOSAL MINIMUM AREA REQUIRED: 400 SF STONE AND PIPE
EFFLUENT DISPOSAL AREA PROVIDED: 500 SF STONE AND PIPE
WIDTH X LENGTH: 20' X 25' DIAGONAL MEASUREMENT: 32'

DESIGN INTENT STATEMENT:

THE BOTTOM OF THE EFFLUENT DISPOSAL AREA SHALL BE CONSTRUCTED AT ELEVATION: 100.63

THIS IS APPROXIMATELY 4.17 FEET (50.04") BELOW THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA, EL. 104.8.

THIS PROVIDES A MINIMUM SEPARATION TO ESTIMATED SEASONAL HIGH WATER TABLE OF 2.83 FT (34").

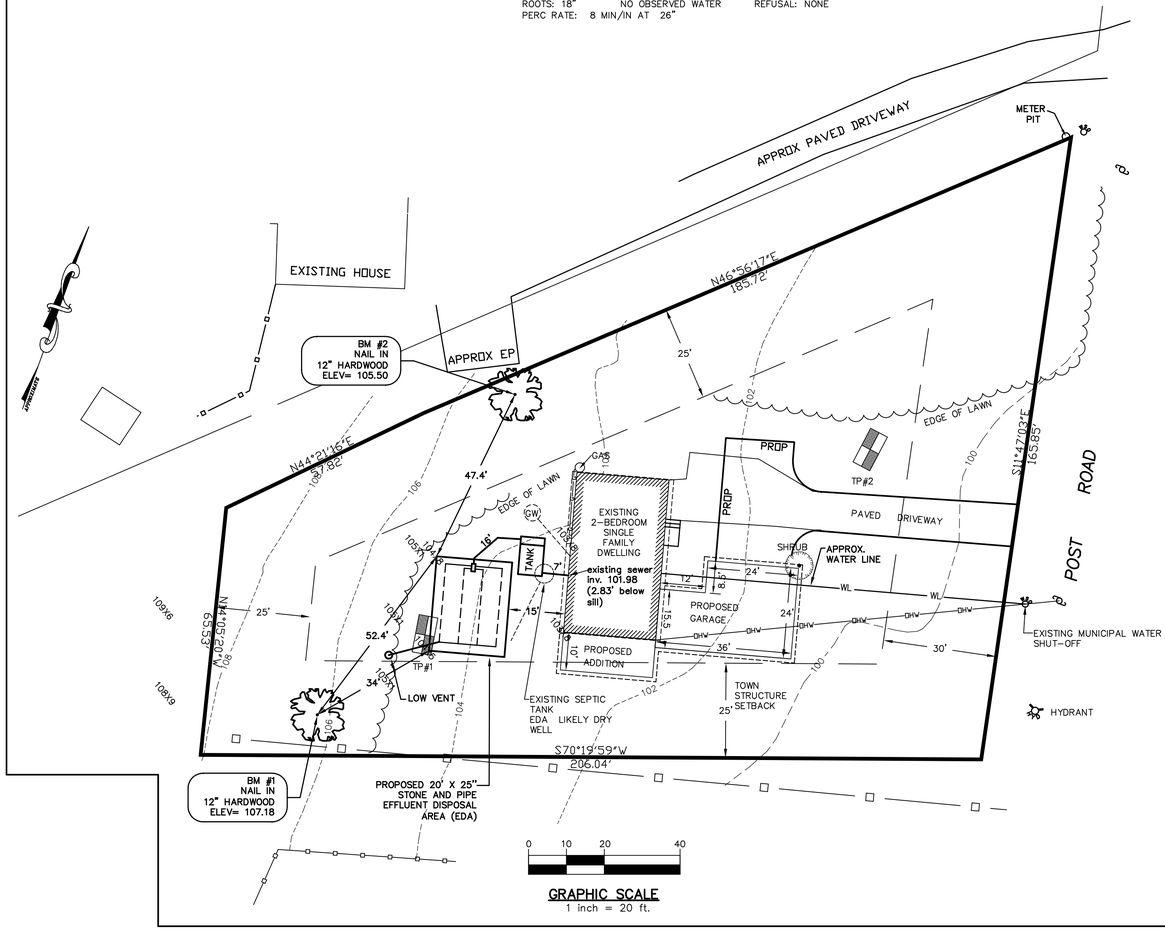
FOUNDATION DRAINS: NONE
NEAREST ABUTTING WELL: 75+ FT
NEAREST SURFACE WATER: 100+ FT
NEAREST POORLY DRAINED SOILS PER ENV–WQ 1014.06: 100+ FT
NEAREST VERY POORLY DRAINED SOILS PER ENV–WQ 1014.06: 100+ FT

NO WETLANDS (PER ENV–WQ 1014.06) WERE FOUND ON OR NEAR THIS PARCEL THAT WOULD INFLUENCE THE LOCATION OF THE ISDS.

DISPOSAL SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
DISPOSAL SYSTEM IS DESIGNED FOR A FUTURE BASEMENT SEWAGE EJECTOR PUMP.

LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA.
THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES WITHIN 100' OF ANY COMPONENT OF THE ISDS.

SOIL CLASSIFICATION FROM NRCS WEB SOIL SURVEY: 510A HOOSIC GRAVELLY FINE SANDY LOAM



GRAPHIC SCALE

1 inch = 20 ft.

PRELIMINARY 7/16/22

PRODUCT MANUFACTURER (OR EQUIVALENT):

PRECAST CONCRETE PRODUCTS AVAILABLE THROUGH:
AJ FOSS PRECAST CONCRETE, 100 COCHECO RD, FARMINGTON, NH
603–755–2515

PLAN SPECIFIC NOTES:

1. BOUNDARY INFORMATION FROM REFERENCE PLAN: "PROPOSED RENOVATIONS 54 POST ROAD FOR FRECHETTE FAMILY REVOCABLE TRUST OF 2014 IN NORTH HAMPTON, NH TAX MAP 8, LOT 139, PREPARED BY STOCKTON SERVICES HAMPTON, NH MAY 24, 2022

2. ALL WASTEWATER FROM HOME TO BE DIRECTED TO NEW SYSTEM.

3. EXISTING WASTEWATER SYSTEMS TO BE REMOVED. LOCATIONS ARE APPROXIMATE.

4. REMOVE ALL TREES AND BRUSH A MINIMUM OF 10' FROM NEW EDA

5. LOW VENT REQUIRED DUE TO DEPTH OF EDA

NHDES WAIVERS REQUESTED:

ENV–WQ 1014.08 DISTANCE ABOVE SEASONAL HIGH WATER TABLE – 4' REQUIRED FOR STONE AND PIPE EDA'S

ALLOW BED BOTTOM TO BE 2.83' (34") ABOVE THE ESHWT FOR THIS DESIGN WITH EXPANSION OF STRUCTURE (NO EXPANSION OF USE)

WAIVER REASONING:
– 2' MINIMUM FROM BED BOTTOM TO ESHWT WOULD BE ALLOWED IF THE EXISTING SYSTEM WAS IN FAILURE AND THE EXPANSION OF THE STRUCTURE WAS NOT BEING PROPOSED AT THIS TIME.
– THE INTERNAL PLUMBING WOULD BE DIFFICULT TO RAISE ENOUGH AND THE OUTSIDE PIPE AND SEPTIC TANK WOULD HAVE LITTLE TO NO COVER.
– THE PROPOSED EXPANSION ON THE SIDE OF THE HOME AND THE ADDITION OF THE GARAGE HAS NO BEARING ON THE POSITION OF THE REPLACEMENT SYSTEM. THE MUNICIPAL WATER LINE COMES UP THE MIDDLE OF THE LOT FROM THE ROAD AND THE 25' MINIMUM SETBACK TO AN EDA WOULD PROHIBIT THE EDA FROM THE FRONT YARD AREA OF THE PROPOSED EXPANSION.

MUNICIPAL WAIVERS REQUESTED:

PROPOSED ADDITION AND GARAGE REQUIRE THE FOLLOWING NORTH HAMPTON RELIEF:

ZONING ARTICLE 203.1. SIDE YARD SETBACK FOR ADDITION; APPROVED AT ZBA MEETING 6/28/2022

PLANNING BOARD CONDITIONAL USE PERMIT UNDER ARTICLE III, SECTION 301.1 TO ALLOW CONSTRUCTION OF A GARAGE CLOSER TO THE ROAD THAN THE EXISTING HOME;
APPROVED AT PLANNING BOARD MEETING 7/5/2022

GENERAL NOTES:

1. **THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OR ENGINEERED SITE PLAN.**

THIS PLAN NOT INTENDED FOR BUILDING LAYOUT. A LICENSED LAND SURVEYOR SHOULD BE RETAINED TO LAY OUT ALL BUILDINGS ON THE SITE AND VERIFY THAT THEY WILL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.

2. THIS DISPOSAL SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH CURRENT NHDES RULES, MOST CURRENT NHDES APPROVED VERSION OF MANUFACTURER'S DESIGN MANUAL, AS APPLICABLE, AND SPECIFICATIONS OF THIS PLAN. **SEE NHDES CONSTRUCTION APPROVAL FOR ANY ADDITIONAL CONDITIONS.** IT IS THE RESPONSIBILITY OF THE INSTALLER TO BE FAMILIAR WITH THE RULES AND INSTALLATION GUIDELINES, AS THEY CAN NOT BE REPRODUCED IN THEIR ENTIRETY ON THIS PLAN.

3. INSTALLER IS RESPONSIBLE FOR CLEARING EXCAVATION WITH **DIG–SAFE** @ 1–888–DIG–SAFE BEFORE CONSTRUCTION.

4. INSTALLER MUST REPORT **DISCREPANCIES** TO THE DESIGNER **PRIOR** TO CONSTRUCTION OF THE DISPOSAL SYSTEM.

5. **EROSION** AND SEDIMENTATION INTO WETLANDS OR WATER BODIES OR ONTO ABUTTING PROPERTY MUST BE PREVENTED BY INSTALLER.

6. **AMENDED PLANS** FROM THE DESIGNER WILL BE REQUIRED PRIOR TO NHDES INSPECTION IF CHANGES HAVE BEEN MADE TO THE LOCATION OF SYSTEM COMPONENTS (EXCLUDING THE BED) OR PROPOSED STRUCTURE. IF THE BED IS NOT INSTALLED AT THE LOCATION SHOWN AND ELEVATION SHOWN, A NEW APPROVAL WILL BE REQUIRED.

7. **TANK, D–BOX AND ALL PIPE CONNECTIONS** MUST BE SEALED AND WATER TIGHT. TANK TO BE SEALED WITH JOINT SEALANT MEETING ASTM C990–09. CONNECTIONS BETWEEN TANK AND PIPES TO BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.

8. SEPTIC TANK MUST HAVE ACCESSIBLE **BAFFLES** ON INLET, OUTLET, AND BETWEEN COMPARTMENTS IF MULTI–COMPARTMENT TANK IS SPECIFIED. **ACCESS** TO ALL COMPARTMENTS REQUIRED. SECURED COVER AND RISERS TO BE PROVIDED WHEN FILL OVER TANK IS 12" OR GREATER. SECURED COVER AND RISER TO FINISH GRADE IS REQUIRED OVER ACCESS TO EFFLUENT FILTER, IF SPECIFIED. ACCESS TO THE INTERIOR OF THE TANK SHALL CONFORM TO ENV–WQ 1010.05.

9. 4 INCH GRAVITY SEWER TO BE SDR 35 OR SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED. WHERE GRAVITY SEWER IS LESS THAN 75' TO WELL, 4" GRAVITY SEWER TO BE SDR 26. FORCE MAINS TO BE SDR 26, SCHEDULE 40 PVC, OR POLYETHYLENE PIPE ("POLY PIPE"), 100–150 PSI RATING. ALL PIPE USED FOR EFFLUENT CONDUIT (SUCH AS PIPE IN STONE AND PIPE FIELDS) SHALL BE SDR 35 OR STRONGER.

10. **DISTRIBUTION BOX** MUST BE SET ON LEVEL STABLE SOIL BASE OR CONCRETE PAD. DISTRIBUTION BOX SHALL HAVE FLOW EQUALIZER OUTLET FITTINGS. IF EFFLUENT IS PUMPED, THE DISTRIBUTION BOX MUST HAVE VELOCITY REDUCING BAFFLE OR T. T SHALL NOT RESTRICT AIR FLOW. IF EFFLUENT IS PUMPED TO D–BOX, D–BOX SHOULD BE INSULATED.

11. ALL TOPSOIL, ROOTS AND ORGANIC MATTER SHALL BE REMOVED FROM THE AREA TO BE FILLED, INCLUDING THE AREA UNDER THE FILL EXTENSION. DO NOT COMPACT OR SMEAR SUBSOIL WITH MACHINERY. SCARIFY WITH TEETH OF EXCAVATOR BEFORE PLACING FILL. SCARIFY PARALLEL WITH CONTOURS, WORKING FROM THE CENTER OUTWARD. SOIL MUST BE DRY PRIOR TO PREPARATION.

12. IF DISPOSAL AREA IS RAISED, SEPTIC SAND FILL TO BE PUSHED ONTO PREPARED SURFACE FROM THE SIDE. DO NOT ALLOW EQUIPMENT ON THE SCARIFIED SOIL SURFACE. CONTINUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY.

13. **MATERIAL SPECIFICATIONS:**
TOPSOIL: 6 INCH MINIMUM LOAM, SEEDED AND MULCHED TO PREVENT EROSION.
BACKFILL: CLEAN, PERMEABLE SAND FILL WITH NO STONES GREATER THAN 3 INCHES OR IN ACCORDANCE WITH CURRENT NHDES APPROVED VERSION OF MANUFACTURER'S DESIGN MANUAL AS APPLICABLE.
SEPTIC STONE (STONE AND PIPE EDA AND CONCRETE CHAMBERS): CLEAN, 1.5" UNIFORMLY SIZED WASHED CRUSHED STONE OR WASHED ROCK PER AASHTO T011–85 AND ENV–WQ 1016.04, TABLE 1014–2.
SEPTIC SAND (6" DIRECTLY BELOW CONCRETE OR PLASTIC CHAMBER EDA AND STONE AND PIPE EDA):
MEDIUM TO COARSE SAND, WITH EFFECTIVE SIZE OF 0.25 – 2.0 MM, 5% OR LESS PASSING #200 SIEVE, AND WITH NO STONES GREATER THAN 3/4 INCH OR SAND MEETING ASTM C–33.
FILL TO RAISE EDA AND IN SIDE SLOPES: CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, DREDGED MATERIAL OR STONES GREATER THAN 6".

14. EFFLUENT CONDUITS (LEACH LINES) AND BED BOTTOM SHALL BE LEVEL PER ENV–WQ 1017.05(H) AND LEACH LINES SHALL BE INSTALLED PER ENV–WQ 1017.01.

15. DISPOSAL SYSTEMS MUST BE INSPECTED BY NHDES PRIOR TO BACKFILL. TOWNS MAY HAVE INDEPENDENT INSPECTION REQUIREMENTS.

16. ONE FOOT OF COVER IS RECOMMENDED FOR THE DISPOSAL AREA; WHERE COVER IS MORE THAN 18 INCHES, DISPOSAL AREA MUST BE VENTED. VENTING IS REQUIRED FOR ALL ENVIRO SEPTIC SYSTEMS.

17. DO NOT ALLOW HEAVY WHEELED MACHINERY, VEHICULAR TRAFFIC, LIVESTOCK OR OTHER HEAVY OBJECTS ON ANY COMPONENT OF SYSTEM UNLESS THAT STRUCTURE IS DESIGNED TO WITHSTAND AN H–20 WHEEL LOAD. DO NOT PUNTURE ANY COMPONENT OF SYSTEM WITH POLES, STAKES, ETC.

18. LAWN IRRIGATION IS NOT TO BE LOCATED OVER EFFLUENT DISPOSAL AREA. TREES AND SHRUBS TO BE MINIMUM OF 10' FROM EFFLUENT DISPOSAL AREA, INCLUDING THE FILL EXTENSION.

19. WATER TREATMENT SYSTEM (WATER SOFTNER) BACKWASH SHOULD NOT BE DISCHARGED INTO THE SEPTIC SYSTEM. NHDES ALLOWS BACKWASH TO BE DISCHARGED INTO A MINI DRY WELL, LEACHING PIT OR TRENCH WITHOUT NHDES APPROVAL PROVIDED THE DISPOSAL SYSTEM MEETS ENV–WQ 1022.04 REQUIREMENTS.

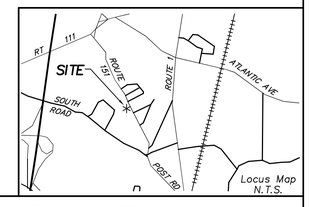
20. DO NOT DISCHARGE SUMP PUMPS INTO THE SEPTIC SYSTEM.

21. OWNERS RESPONSIBILITY: PROPERLY MAINTAIN THIS SYSTEM THROUGH REGULAR PUMPING OF THE SEPTIC TANK. THE SEPTIC TANK NEEDS PUMPING WHEN THE COMBINED THICKNESS OF THE ACCUMULATED SLUDGE AND SURFACE SCUM LAYERS EQUAL 1/3 OR MORE OF THE TANK DEPTH (1/4 TANK DEPTH FOR ENVIRO–SEPTIC SYSTEMS).

THE OWNER MUST NOT EXCEED DESIGN CAPACITY. DO NOT DISPOSE OF GREASE, OIL, PAINT, MEDICINES, PAPER TOWELS, DIAPERS OR OTHER INAPPROPRIATE, BULKY, HAZARDOUS OR TOXIC MATERIAL INTO THE SYSTEM. FACIAL TISSUE, "FLUSHABLE" WIPES AND "FLUSHABLE" KITTY LITTER DO NOT DECOMPOSE WELL AND CAN CLOG THE PIPES AND THE DISPOSAL AREA. USE CLEANING PRODUCTS, BLEACH AND ANTIBACTERIAL SOAPS JUDICIOUSLY. LIQUID FABRIC SOFTNER IS NOT RECOMMENDED. HEAVY WATER USE, SUCH AS LAUNDRY WASHING, SHOULD BE SPREAD OUT OVER TIME TO AVOID OVERLOADING THE SYSTEM.

KEEP A COPY OF THIS PLAN AND MARK THE LOCATION OF THE TANK(S) CLEAN OUT COVERS FOR EASY ACCESS TO TANK INTERIOR.

22. EFFLUENT DISPOSAL AREA MAY BE REBUILT IN PLACE, WITH REGULATORY APPROVAL, SHOULD FAILURE OCCUR.



INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SITE LOCATION: 54 POST ROAD
TAX MAP 8, LOT 139
NORTH HAMPTON, NH

SUBDIVISION APPROVAL:	LOT SIZE:	DEED BOOK/PAGE:
EXISTING LOT OF RECORD	24,104 SF+/–	RCRD 6372/908

FOR: FRECHETTE FAMILY REVOCABLE TRUST OF 2014
54 POST ROAD
NORTH HAMPTON, NH 03862

DESIGNER:

FARETRA SEPTIC DESIGN, LLC

SUSAN J. FARETRA
NH DESIGNER #946
181 GILE ROAD, NOTTINGHAM, NH 03290
PHONE: 603–659–6556
sjfaretra@comcast.net

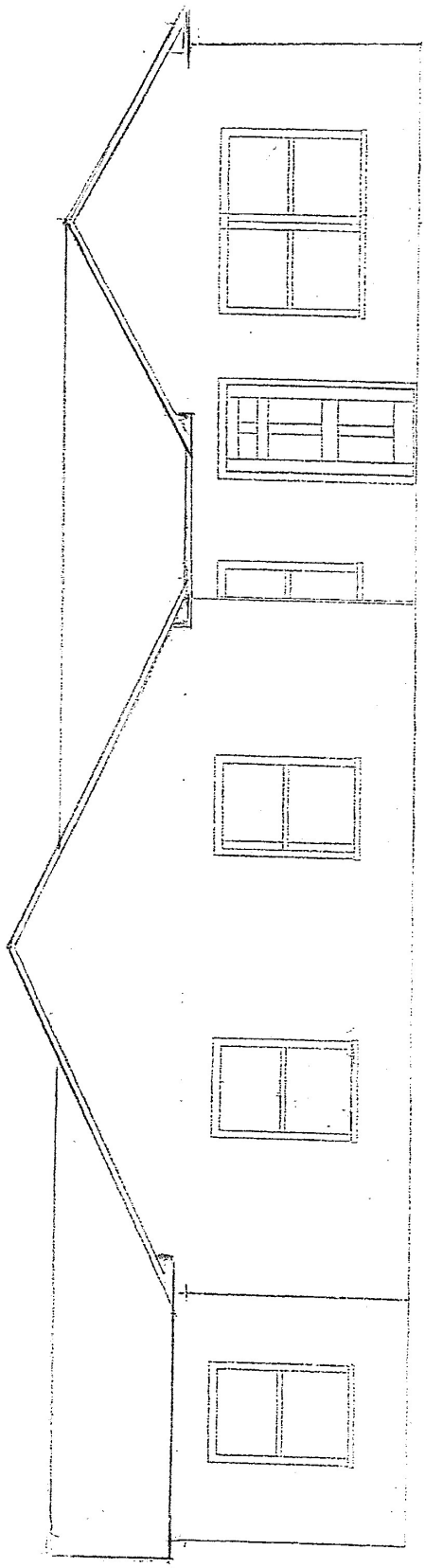
PLAN SCALE: 1" = 20' **PLAN DATE:** JULY 6, 2022

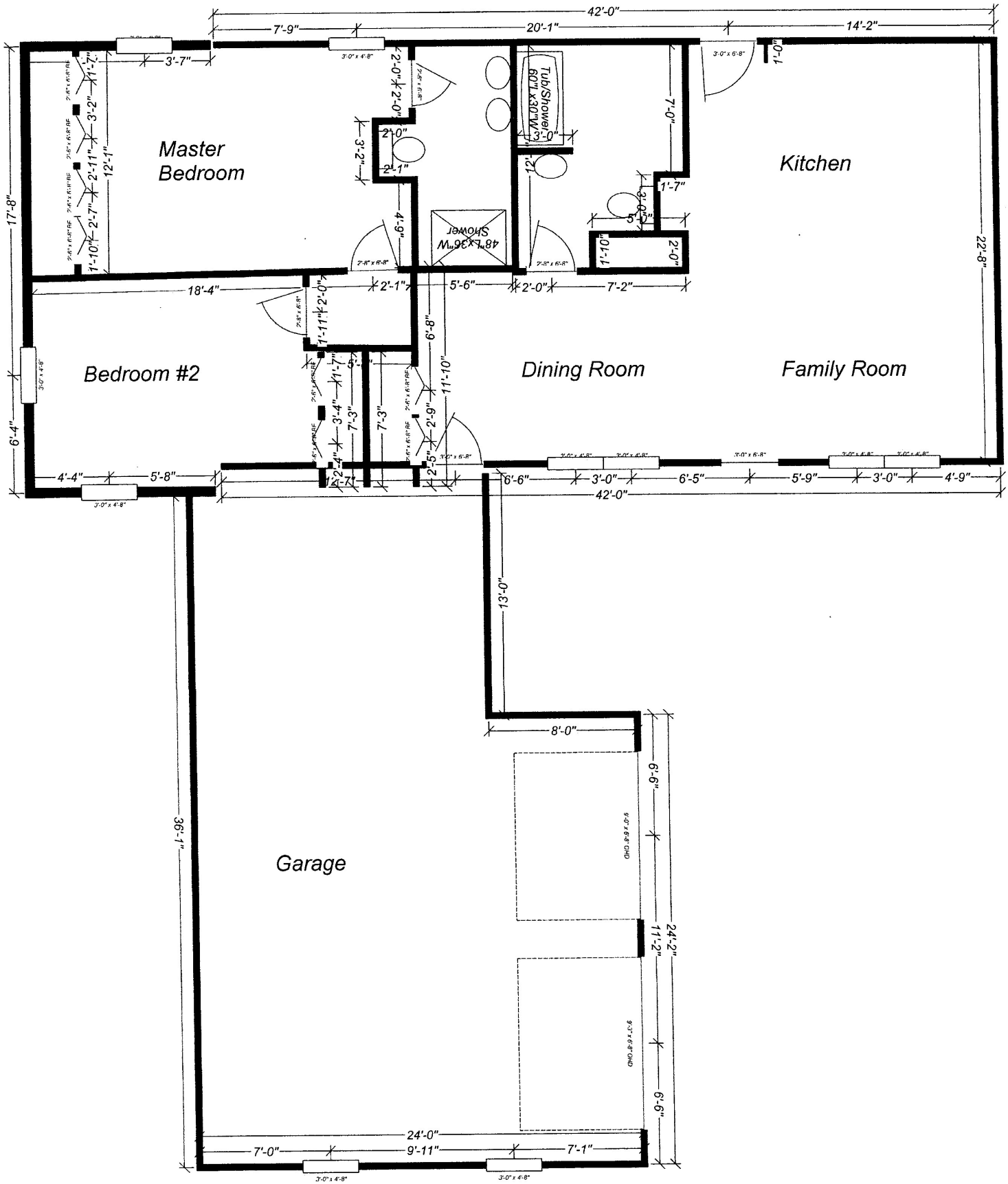
NH Designer Stamp

Date	Revision/Amendment Description	By

Sheet 1 of 1

File# 22–110




Master Bedroom
Bedroom #2
Dining Room
Family Room
Kitchen
Garage
Tub/Shower 60"L x 30"W
Shower 48"L x 36"W
42'-0"
20'-1"
14'-2"
7'-9"
17'-8"
22'-8"
18'-4"
5'-6"
7'-2"
6'-4"
4'-4"
5'-8"
6'-6"
3'-0"
6'-5"
5'-9"
4'-9"
13'-0"
8'-0"
36'-1"
24'-2"
11'-2"
6'-6"
24'-0"
7'-0"
9'-11"
7'-1"

OWNER OF RECORD:

FRECHETTE FAMILY REVOCABLE TRUST OF 2014
ALLEN H. & DIANNE L. FRECHETTE TRUSTEES
54 POST ROAD, NORTH HAMPTON, NH 03862
DEED REFERENCE: RCRD 6372–908
TAX MAP 8 LOT 139, ZONING CLASS R1
LOT FRONTAGE: 165.85', LOT AREA: 24,104 SF±

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW:
   A. A PROPOSED 10' X 24' ADDITION TO THE SOUTHERLY END OF THE EXISTING HOME TO EXPAND BEDROOM SPACE. THIS ADDITION REQUIRES A VARIANCE TO ALLOW A 20' SIDE SETBACK WHERE 25' IS REQUIRED.
   B. THE ELIMINATION OF EXISTING 1 CAR GARAGE AT THE NORTHERLY END OF THE HOME (TO BE CONVERTED TO LIVING/KITCHEN SPACE) AND THE RELOCATION OF THE GARAGE AND DRIVEWAY AS SHOWN.
2. SUBJECT LOT CONTAINS NO WETLANDS AND IS NOT LOCATED IN A DESIGNATED FEMA FLOOD HAZARD ZONE.
3. DESIGN OF NEW SEPTIC SYSTEM BEHIND THE HOME IS IN PROGRESS AS OF PLAN DATE.
4. PROPERTY IS SERVICED BY AQUARION WATER CO.
5. ADDITION A HEIGHT TO MATCH EXISTING ROOF LINE. ADDITION B ROOF LINE TO BE NO MORE THAN 2 FT HIGHER THAN EXISTING.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI
05/24/22

PROPOSED RENOVATIONS
54 POST ROAD
FOR
FRECHETTE FAMILY REVOCABLE TRUST OF 2014
IN
NORTH HAMPTON, NH
TAX MAP 8 LOT 139
SCALE: 1"=20' MAY 24, 2022
PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 INCH = 20 FT

N/F KARIN L. BACKSTROM
56 POST ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 138

N/F PATRICK & SHANNON CONNOLLY
1 STEVENS ROAD
NORTH HAMP NH 03862
TAX MAP 8 LOT 58

N/F FRANCIS A.FERRARO 2005 REVOCABLE TRUST
FRANCIS A. FERRARO TEE
AND
GAIL E. FERRARO 2005 REVOCABLE TRUST
GAIL E. FERRARO TEE
55 POST ROAD
NORTH HAMP NH 03862
TAX MAP 8 LOT 56

N/F
LAYTON COTE
5 GARRETT RD
NORTH HAMPTON
NH 03862
TAX MAP 8
LOT 113–7

N/F JOHN F. & MICHELE O. COUGHLIN
79 SOUTH ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 111

N/F DOBROV REVOCABLE TRUST, KEN DOBROV TRUSTEE
AND CHERYL DOBROV REVOCABLE TRUST, CHERYL DOBROV TRUSTEE
10032 SIESTA BAY DRIVE #9213
NAPLES, FL 34120
TAX MAP 8 LOT 140

POST ROAD

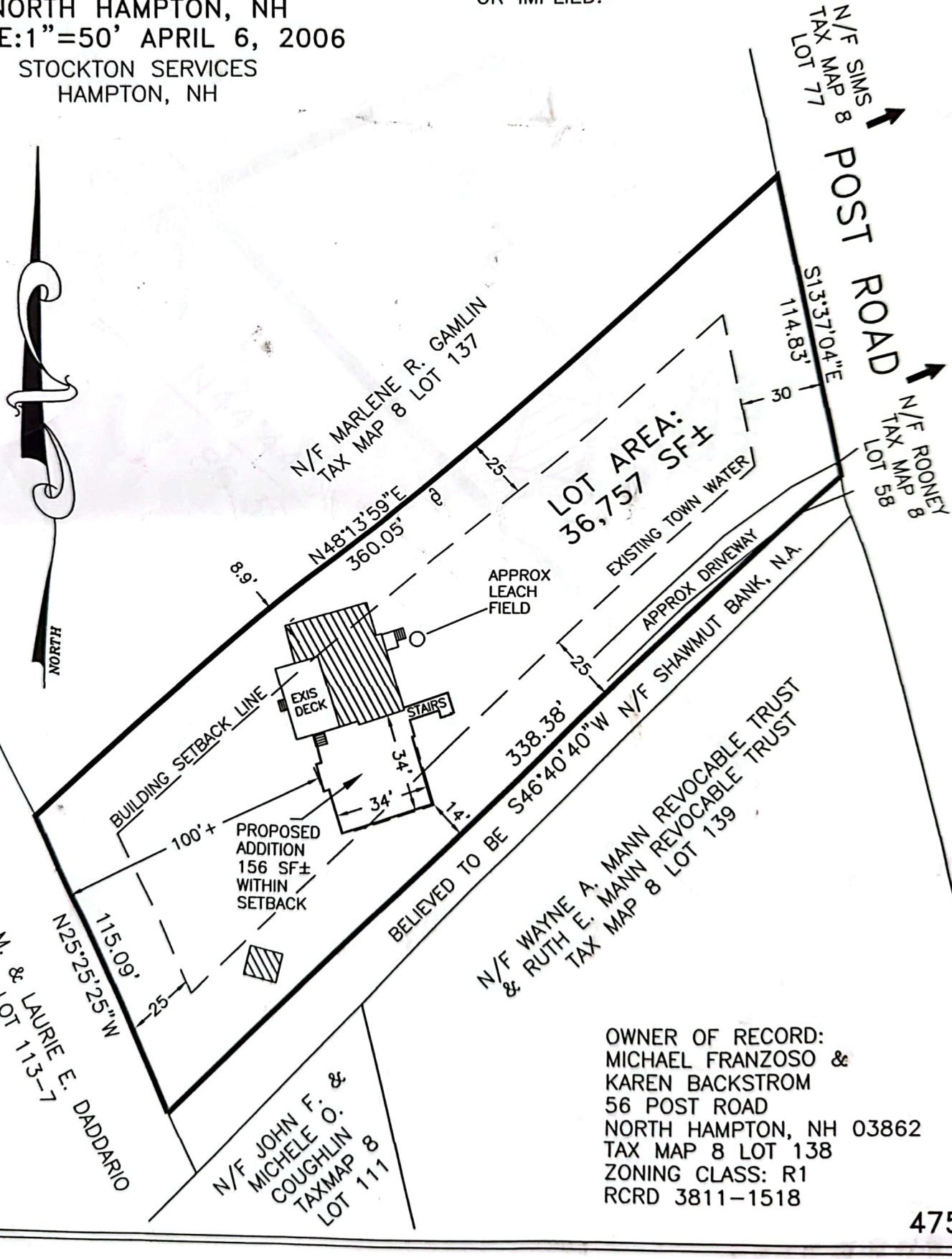
APPROX PAVED DRIVEWAY
EXISTING TOWN WATER SERVICE
EXISTING HOUSE
APPROX EP
N46°56'17"E 185.72'
S11°47'03"E 165.85'
N44°21'16"E 57.82'
N14°05'20"W 65.53'
S70°19'59"W 206.04'
25'
BLDG SETBACK
30.2' (OH 29.5')
GAS
EXIS
PROP
PAVED DRIVEWAY
30'
55'±
EXISTING SINGLE FAMILY HOME 24'X42'
AREA OF EXISTING SEPTIC SYSTEM
PROPOSED GARAGE (B)
24'
12'
15.5'
8'
53.5' (OH 52.5')
36'
1 PROPOSED 10'-ADDITION (A)
LOT AREA: 24104 SF±
22.9' (OH 21.9')
21.1' (OH 20.0')
25'
26.2' (OH 25.1')
OHW

898

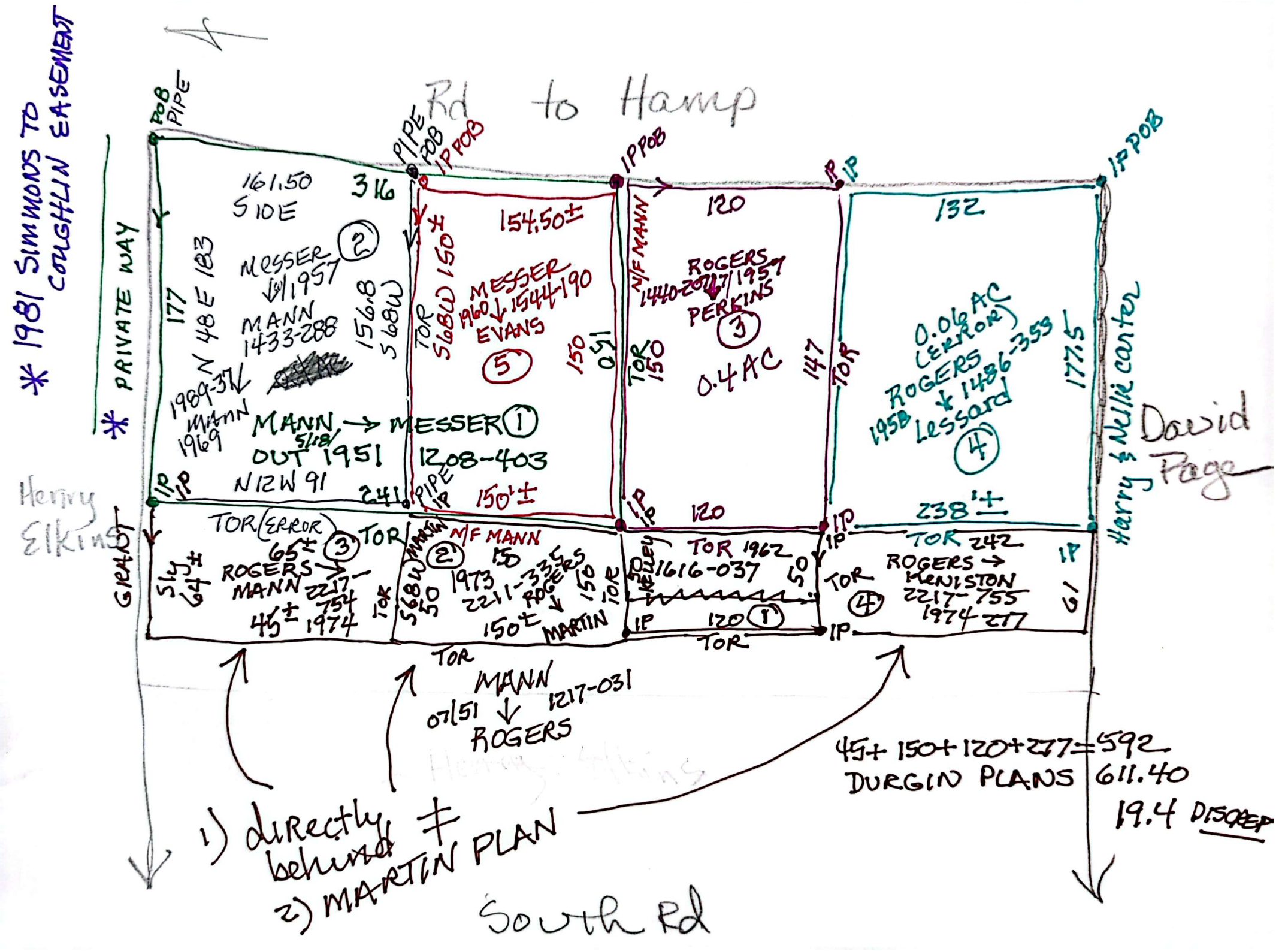
PLAN OF PROPOSED ADDITION
LAND OF MICHAEL FRANZOSO & KAREN BACKSTROM
56 POST ROAD
NORTH HAMPTON, NH
SCALE:1"=50' APRIL 6, 2006

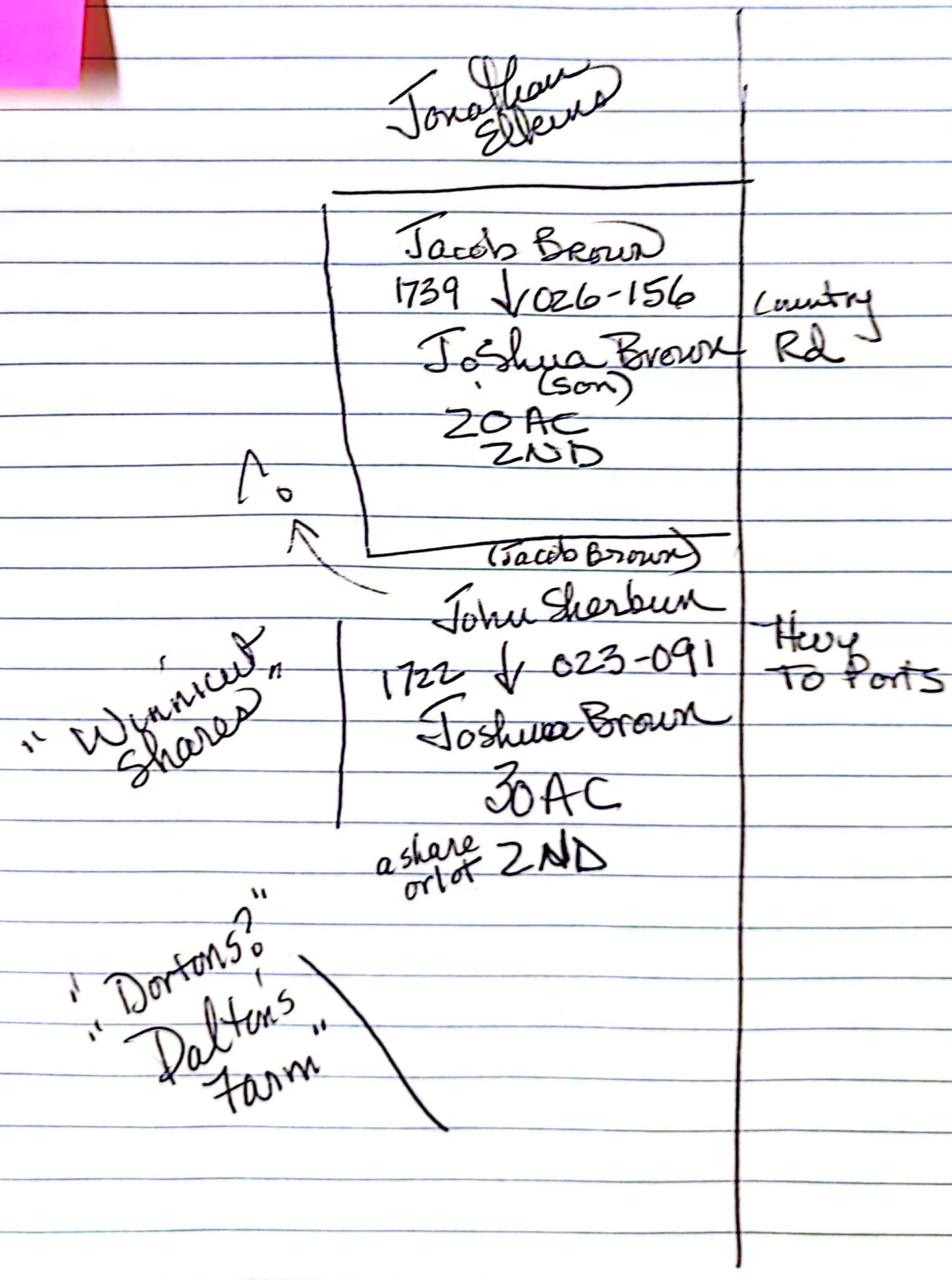
STOCKTON SERVICES
HAMPTON, NH

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO EXISTING AND PROPOSED BUILDING SETBACKS FOR ZONING BOARD OF ADJUSTMENT APPLICATION ONLY. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.



OWNER OF RECORD:
MICHAEL FRANZOSO &
KAREN BACKSTROM
56 POST ROAD
NORTH HAMPTON, NH 03862
TAX MAP 8 LOT 138
ZONING CLASS: R1
RCRD 3811-1518


* 1981 SIMMONS TO COUGHLIN EASEMENT
* PRIVATE WAY
Rd to Hamp
POB PIPE
PIPE POB
IP POB
IP POB
161.50
S10E
316
177
N 48 E 183
1989-37
MANN
1969
MANN 1433-288
156.8
S 68W
154.50±
S68W 150±
TOR
MESSER 1960 ↓ 1544-190
EVANS
5
150
051
MANN → MESSER 1
OUT 5/18/1951
N12W 91
1208-403
241
PIPE
IP
150'±
IP
IP
N/F MANN
1440-207
ROGERS 7/1957
PERKINS
3
120
0.4 AC
TOR 150
147
TOR
IP
IP
132
0.06 AC (ERROR)
ROGERS
1958
1486-353
↓
Lessard
4
177.5
Harry & Nellie carter
David Page
Henry Elkins
GRANT
TOR (ERROR)
65±
3
TOR
S14W 64±
ROGERS → MANN 2217-754
45± 1974
TOR
S68W
50
MANN
2
1973
N/F MANN
150
2221-336
ROGERS
↓
150±
MARTIN
TOR
IP
IP
120
1
TOR
KELLEY
1616-037
50
50
TOR 1962
IP
IP
120
TOR
4
TOR 242
ROGERS → KENISTON
2217-755
1974 277
IP
61
TOR
MANN
07/51 ↓ 1217-031
ROGERS
45+ 150+ 120+ 277 = 592
DURGIN PLANS 611.40
19.4 DISCREP
1) directly behind ±
2) MARTIN PLAN
South Rd

NOTES NOT SCANNED

HAMPTON 2ND